

1  
2  
3  
4  
5  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

SNOHOMISH COUNTY HEARING EXAMINER

---

BSRE POINT WELLS, LP,	)	
Appellant,	)	
		11-101457 LU/VAR
vs.	)	11-101461 SM
		11-101464 RC
SNOHOMISH COUNTY PLANNING	)	11-101008 LDA
		11-101007 SP
AND DEVELOPMENT SERVICES,	)	
Respondent.	)	

---

VERBATIM REPORT OF RECORDED PROCEEDINGS

HEARING DAY 1

BEFORE HEARING EXAMINER PETER CAMP

---

MAY 16, 2018



RECORDING TRANSCRIBED BY:

ELEANOR J. MITCHELL, RPR, CCR 3006



A P P E A R A N C E S

FOR THE APPELLANT:

GARY D. HUFF  
DOUGLAS A. LUETJEN  
J. DINO VASQUEZ  
JACQUE E. ST. ROMAIN  
Karr Tuttle Campbell  
701 Fifth Avenue, Suite 3300  
Seattle, Washington 98104  
206.223.1313  
ghuff@karrtuttle.com  
dluetjen@karrtuttle.com  
dvasquez@karrtuttle.com  
jstromain@karrtuttle.com

FOR THE RESPONDENT:

MATT OTTEN  
LAURA KISIELIUS  
Civil Division  
Snohomish County Prosecutor's Office  
3000 Rockefeller Avenue  
Everett, Washington 98201  
425.388.6337  
motten@snoco.org  
lkisielius@snoco.org



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

EVERETT, WASHINGTON; MAY 16, 2018

--oOo--

(Recording begins at 2:05 p.m.)

(Proceedings begin at 2:05 p.m.)

THE HEARING EXAMINER: Good afternoon,  
everyone. Today is May 16, 2018. We be-

(Unintelligible discussion.)

THE HEARING EXAMINER: All right. Better?

Sorry.

File numbers are 11-101457 LU, 11-101461 SM,  
11-101464 RC, 11-101008 LDA, and 11-0101007[sic].

My name is Peter Camp. I'm the hearing  
examiner. I'll preside over today's hearing.

First, cell phones, let's please turn them off  
or set them to vibrate so we're not interrupted during  
the hearing. We'll find out what your ringtones are,  
and that will be extremely embarrassing, I promise you.

Now, first, let me point out this is a  
quasi-judicial hearing. That's a fancy way of saying  
it's very much like a courtroom proceeding. So please  
act as if you were in a courtroom. Please be quiet.  
If you want to chat with your neighbor or take a cell  
phone conversation, please take it outside.



1                   Now, I'm very proud of Snohomish County  
2 residents. We have a history of respectful civic  
3 discussion even when passions are aroused. I ran the  
4 airport for about eight years or supervised the  
5 airport, and commercial air service was a little bit  
6 controversial, but we could have respectful discussions  
7 even when people were upset with each other. So -- and  
8 I know you'll do that in this proceeding.

9                   So it's not a pep rally. It's not a sporting  
10 event. So no cheering, clapping, booing. Don't do the  
11 wave. There's no -- no pep band's going to play  
12 "Tequila" for us, none of that. Okay?

13                  It's also not an election or a popularity  
14 contest. The purpose of this hearing is to provide  
15 evidence under oath regarding the proposed project so  
16 that I may evaluate the proposed project against the  
17 legal requirements for the project.

18                  It's not an election. My authority is  
19 limited. I only have the authority given me by county  
20 council. I'm authorized by county ordinances to review  
21 the proposal for compliance with county ordinances and  
22 proposal -- and policies.

23                  I'm not authorized to determine whether this  
24 is a good idea. I'm not authorized to determine  
25 whether there's a better proposal or a better project



1 out there. That's not how this works. My job is to  
2 evaluate the proposal against the law.

3 Now, verbal -- verbal public comment will  
4 start tomorrow at 1:00 p.m., and verbal public comment  
5 will not be taken before then. I've read many of the  
6 comments -- I especially enjoyed reading the 1912  
7 newspaper articles that were attached to some of the  
8 submissions -- and I will continue to read them. I  
9 will read all of them at least once, if not more than  
10 once, before we finish.

11 So it -- I want to point out: It doesn't  
12 matter if there are a thousand comments saying this is  
13 good or this is bad. Again, the question is: Does the  
14 project comply with the county development regulations?  
15 That's the issue. So my opinion as to whether it's a  
16 good or a bad project is utterly irrelevant.

17 And I'll repeat these comments again tomorrow  
18 before public comment so that others who aren't here  
19 today will hear them, too.

20 Now, I have no direct or indirect family or  
21 financial interest in this matter. The only contacts  
22 I've ever had about this project were when I was  
23 executive director. I had two briefings on this way  
24 back in the day. No direction was asked, nor was it  
25 given, and I only remember that I had the meetings. I



1 remember nothing else about the project.

2 So I believe I can fairly and impartially  
3 construct this hearing and make a decision. If someone  
4 thinks differently, they ought to say so at some point.  
5 Okay. Moving on.

6 Now, my understanding is that PDS halted the  
7 work on the EIS and asked that the project applications  
8 be denied because of substantial conflicts with county  
9 code. I understand that BSRE disagrees with the County  
10 on that and asks that the project be remanded, that  
11 work proceed, and the expiration date of its  
12 applications be extended.

13 I understand that no one's asking this project  
14 to be approved in this proceeding. That's not before  
15 me. No one's asking me to approve the project. In  
16 fact, I think implicitly, people agree the project  
17 isn't ready for approval yet. And people may disagree  
18 with that, but that's not what's before me.

19 Again, I'm being asked to either deny the  
20 application because of substantial conflicts with  
21 county code or to remand for additional work and extend  
22 the deadlines for the expiration date of the  
23 applications.

24 Now, the schedule of the open-record hearing  
25 was the subject of a scheduling order that was issued a



1 month ago after a prehearing conference. So today, the  
2 applicant will describe the project for the rest of the  
3 afternoon. We will go until approximately 5:00.

4 Tomorrow, the schedule calls for PDS to  
5 describe its review of the project from 9:00 until  
6 noon, with public comment, then, beginning at 1:00 p.m.

7 For those wishing to speak in public comment,  
8 we will have sign-up sheets. Please keep your comments  
9 short, approximately three to five minutes max. I will  
10 pay close attention and may ask you questions.

11 Please remember that the volume of people  
12 saying the same thing is not a factor in the legal  
13 decision. If another person that spoke before you  
14 summarized or captured your feelings adequately, feel  
15 free to say, What she said, or, Me, too. And I'll, of  
16 course, make a note of that. But, again, it's not an  
17 election: I don't count how many said yes and how many  
18 said no.

19 And, again, no applause or cheering. This is  
20 not a pep rally.

21 Then Friday, we'll continue with public  
22 comment beginning at 9:00 a.m., and we'll go until  
23 we're done. And after that, when we're done on Friday  
24 with verbal comment, verbal public comment closes, but  
25 I will continue to accept written public comment



1 through the close of the open-record hearing. And,  
2 again, I will read everything.

3 Next week, the schedule currently calls for  
4 testimony from the witnesses from the applicant and  
5 from PDS.

6 Now, no plan survives contact with reality. I  
7 tried many cases as a litigator, and I know that no  
8 trial plan survives past opening statements. We will  
9 be flexible, guided by the requirement to be fair and  
10 to allow people to be heard.

11 Now, PDS asks the schedule be altered because  
12 of resent submissions by BSRE. Specifically, PDS asks  
13 that its presentation be delayed and the testimony of  
14 witnesses by BSRE and PDS scheduled for next week be  
15 continued for a week to allow PDS to review the new  
16 submissions.

17 So, at this point, let's talk about that.  
18 It's PDS's request, so they'll go first. Then I'll  
19 turn it over to BSRE. Fair enough?

20 Now, the first time you speak on the record,  
21 don't do -- don't be like me: Don't leave your  
22 microphone off. Make sure the bright green light is  
23 on. Make sure the microphone is on. Introduce  
24 yourself with your name and your affiliation and -- and  
25 so forth. Okay?





1                   So I'll turn it over to PDS.

2                   MR. OTTEN: Thank you Mr. Examiner. For  
3 the record, Matt Otten, land use attorney with the  
4 prosecutor's office, representing the planning and  
5 development services department.

6                   As you mentioned, PDS did raise a request to  
7 continue the matter yesterday afternoon. As you may be  
8 aware, the applicant submitted eight substantive  
9 application materials yesterday at 4:00 p.m. And to  
10 clarify, opposing counsel did notify me on Friday that  
11 additional materials were coming; they didn't tell me  
12 when or what they would be.

13                  In the applicant's prehearing brief, which was  
14 filed on Monday, they addressed -- they claimed to  
15 address that these materials, in addition to the  
16 previous submittal, addressed every single issue that  
17 PDS has raised and had resolved every issue of  
18 substantial conflict with the code.

19                  Their allegation was, as a result of these new  
20 submittals, they claim this hear- -- hearing is no  
21 longer relevant bec- - - because PDS is reviewing an  
22 application that has been stan- -- substantially  
23 revised -- or PDS is reviewing an -- the past  
24 application, now they have a substantially revised  
25 application, and as a result, the recommendation is



1 moot.

2 I -- and in response to that, the -- the --  
3 PDS's -- thinks it's reasonable to request a one-week  
4 continuance in order to address their concerns in order  
5 to allow PDS to review the new application materials of  
6 the eight substantive exhibits they -- they presented  
7 against the remaining issues of substantial conflict to  
8 ensure that the hearing be relevant, in their terms.

9 We did receive the written objection from the  
10 applicant. I want to address those real quickly. One,  
11 they claim the continuance will cause them irreparable  
12 harm and significant cost because they already have  
13 scheduled the witnesses.

14 And -- but, in response to that, I'd say if --  
15 if they claim that the hearing is moot and no longer  
16 relevant, it's sort of a wasted cost for the witnesses  
17 in the first place.

18 And after claiming in their pre- -- secondly,  
19 after claiming in the prehearing brief- -- brief that  
20 substantial -- their substantial revisions addressed  
21 every issue and defect in the application, they  
22 responded to -- with their objection that, Oh, these  
23 materials are mere clarifications; you don't need  
24 additional time to look at them. So that was a little  
25 odd.



1           Is it -- thirdly, PDS doesn't have a week to  
2 review these submittals as claimed. They were  
3 submitted last night or yesterday afternoon. They --  
4 we have three business days -- today, tomorrow, and  
5 Friday -- which most of our staff is occupied here in  
6 the hearing, including the ones that have to present  
7 the PDS's staff recommendation.

8           And, fourth, they claim they advised us last  
9 Friday that they were dumping more appliment- --  
10 application materials last minute, and it's not  
11 prejudicial because they let us know. That's a bit  
12 absurd because we didn't know what they were  
13 submitting.

14           So we'd -- we'd just renew our request for a  
15 one-week continuance. I presented sorted details on  
16 how that would work. We'd still take public comment,  
17 that -- the public has been noticed; they still have a  
18 right to comment. And we could allow the PDS witnesses  
19 to resume after we had -- we already had the -- the day  
20 scheduled and that -- I detailed that in the -- the  
21 written communication.

22           And as -- as an alternative, because the  
23 applicant does object based on the prescheduled witness  
24 issue, we also propose, as an alternative to just doing  
25 a one-week continuance, that we allow the applicant's



1 witnesses to present next week as planned -- that way,  
2 it fits in within the scheduling issues that the  
3 applicant has concern with -- and re- -- resume the  
4 hear- -- after they conclude the applicant's witnesses,  
5 we'd resume the hearing a week after conclusion of that  
6 testimony, just for two days of the PDS staff to  
7 present. We think we -- we only have four witnesses.  
8 We think we can conclude within two days, depending on  
9 how much time cross-exam takes by the applicant.

10           And that is -- after all, it is the County's  
11 burden to establish that the applicant has -- the  
12 application's substantial conflict with the code. So I  
13 think either of these options will both ensure a  
14 relevant hearing and a fair hearing.

15           THE HEARING EXAMINER: So let me see if I  
16 understand you correctly. What you're suggesting is  
17 that we proceed this afternoon with the applicant's  
18 description of the project, we forego PDS's  
19 presentation tomorrow morning, we then have public  
20 comment tomorrow afternoon and Friday as planned, then  
21 we commence again Monday with the applicant's witnesses  
22 as planned.

23           And when they finish, then we recess and then,  
24 starting the following week, with the County's  
25 witnesses; is that right?



1 MR. OTTEN: It'd be -- that was the  
2 alternative that you -- that you just laid out, as  
3 opposed to the strict --

4 THE HEARING EXAMINER: Okay.

5 MR. OTTEN: -- one-week continuance.

6 THE HEARING EXAMINER: So that was -- that  
7 was EIS sc- --

8 MR. OTTEN: That was al- --

9 THE HEARING EXAMINER: -- alternative 2.

10 MR. OTTEN: That was.

11 THE HEARING EXAMINER: That was -- that --  
12 and --

13 MR. OTTEN: Alternative 1 would be we  
14 strike -- neither party needs to present next week. We  
15 start following Memorial Day Weekend.

16 THE HEARING EXAMINER: And the no-action  
17 alternative is --

18 MR. OTTEN: Yeah.

19 THE HEARING EXAMINER: -- to stick with  
20 the original schedule?

21 MR. OTTEN: The -- yeah. And --

22 THE HEARING EXAMINER: Okay.

23 MR. OTTEN: -- the other one would be that  
24 the s- -- the applicant's experts present, as  
25 scheduled, next week, and then we take the following



1 week off that -- because our staff is going to be in  
2 the hearing listening to what the experts say. We need  
3 to provide them time to report back to Mr. Countryman,  
4 who's the one that presents the staff recommendation.

5 And then resume -- I don't know. I think  
6 that's June 2nd or what- -- whatever week that follows.

7 THE HEARING EXAMINER: Okay. Counsel.

8 MR. VASQUEZ: Your Honor, Dino Vasquez,  
9 Karr Tuttle, on behalf of applicant.

10 THE HEARING EXAMINER: Is your microphone  
11 on? I made that mistake.

12 MR. VASQUEZ: You said this is on  
13 [unintelligible] --

14 THE HEARING EXAMINER: If it's green.

15 MR. VASQUEZ: Yeah.

16 THE CLERK: [Unintelligible].

17 THE HEARING EXAMINER: Pull it a little  
18 bit closer, then, perhaps.

19 MR. VASQUEZ: How about this?

20 THE HEARING EXAMINER: Thank you.

21 MR. VASQUEZ: Thanks. Your Honor,  
22 yesterday was the first we heard of this request for a  
23 continuance, so, therefore, it -- it kind of took us  
24 off guard.

25 One of the issues that we have -- and I -- I



1 think we addressed it in our objection -- is that we  
 2 have a substantial number of consultants that are  
 3 scheduled to testify either this week or next week,  
 4 depending on how this goes.

5 But we don't know what their schedule is  
 6 following next week. We have not been able to contact  
 7 all of them. We have, you know, no idea what their  
 8 availability is. It's a substantial expense to the  
 9 applicant to reschedule all these witnesses, and it's  
 10 also, you know -- the irony isn't lost on me that an  
 11 extension is being requested while this hearing is  
 12 actually about an extension. So --

13 But, nevertheless, having said that, that's  
 14 the primary concern. And if the burden of proof truly  
 15 is with the -- with the County, then it appears to me  
 16 that the County should go first. We get to rebut their  
 17 testimony, and then they get to rebut whatever --  
 18 whatever we've offered. So I think the order needs to  
 19 stay the same way.

20 And then, if it doesn't get to stay the same  
 21 way, then we have the issue of our opportunity to  
 22 address what the County's testimony is at the end of  
 23 their presentation, as well, with additional witnesses  
 24 or with witnesses that need to be available.

25 So it really is kind of a -- an issue for us,



1 Your Honor. At -- you know, it's eight documents  
2 that -- that were sent over to the County. And as I  
3 recall from the last hearing, I mean, the County's  
4 invitation was to present us an opportunity to provide  
5 them with additional information that they would  
6 review.

7 So I'm not sure I really understand the -- the  
8 surprise and unfairness. But having said that, you  
9 know, it's -- it's your call. So...

10 THE HEARING EXAMINER: Anything further,  
11 Mr. Otten?

12 MR. OTTEN: I would just point out that  
13 this is a -- a creation of the -- the applicant's own  
14 creation by submitting these literally the day before  
15 hearing. And -- yeah.

16 THE HEARING EXAMINER: So --

17 MR. OTTEN: I -- and the both -- the two  
18 solutions we propose, they don't like either one. So  
19 if they have a solution that they think's fair, I'd --  
20 I'm happy to hear it.

21 THE HEARING EXAMINER: Procedurally, it's  
22 a bit of a dog's breakfast anyway for a number of  
23 reasons. But I propose, and what we're going to do, is  
24 we're going to stay on the same schedule. Not --

25 And I'm -- I'm not impressed by the -- the





1 cost to the applicant because this is a very expensive  
2 project to start with. The applicant has said you've  
3 spent millions on it already and a few tens of  
4 thousands of more is -- is chump change in this case.

5 But, more importantly, scheduling witnesses  
6 is -- becomes geom- -- varies geometrically with the  
7 number of witnesses you have to schedule. And so the  
8 problem is rescheduling everything on fairly short  
9 notice. And the County's position is this applica- --  
10 these applications expire quite soon. So we need to  
11 get on with this one way or the other.

12 Now, maybe things change next week. I don't  
13 know. But right now, let's proceed as planned, and  
14 then we'll see what happens from there. Okay?

15 MR. OTTEN: Okay.

16 THE HEARING EXAMINER: Thank you.

17 So, having said that, so what I'm going to do,  
18 by the way, is for the presentations and for the  
19 testimony next week, I will swear witnesses in  
20 individually. For public comment, I will swear the  
21 public in en mass at the beginning of each session so  
22 that we 're not consuming time with each and every  
23 public comment being -- it needs to be sworn, but let's  
24 do it all at once. Okay? Fair enough?

25 So, Mr. Vasquez, do you want to start with



1 your presentation?

2 MR. VASQUEZ: Okay. Thank you, Your  
3 Honor. My partner, Mr. Huff, is going to present the  
4 project as well as our -- our witness Mr. Seng, Dan  
5 Seng.

6 THE HEARING EXAMINER: Okay.

7 MR. HUFF: Yes. I'm Gary Huff -- I'm Gary  
8 Huff, land use counsel for the application. Now,  
9 you've met Mr. Vasquez. We also have Doug Luetjen and  
10 Jacque St. Romain for our firm. Dan Seng is our  
11 project architect. We also have Steve  
12 Ollenkamp[phonetic], government affairs, here, and Mark  
13 Wells, the future mayor of Point Wells, is in  
14 attendance. So -- he won't be participating, but he  
15 has an active interest.

16 We'd like to start out with -- with Dan Seng  
17 showing a video of the project plans, and then we'll go  
18 on to our presentation.

19 THE HEARING EXAMINER: Okay.

20 Mr. Seng, let me swear you in first, and let's  
21 have you introduced on the record before you play the  
22 video. Okay? Just stay- -- just stand there.

23

24 (DAN SENG sworn.)

25



1 THE HEARING EXAMINER: Name and address,  
2 please. And that microphone is always on. Now, you  
3 can pick it up and carry it around with you, if you  
4 wish.

5 So could you please introduce yourself on the  
6 record.

7 MR. SENG: Dan Seng.

8 THE HEARING EXAMINER: Thank you.

9 MR. SENG: Hello, my name is Dan Seng.  
10 I'm an architect with Perkins and Will.

11 THE HEARING EXAMINER: Okay. Thank you.

12 MR. SENG: What I'm about to share with  
13 you is --

14 THE HEARING EXAMINER: Okay. You need to  
15 pick up the microphone. Yeah. You -- see, the problem  
16 is, is -- for example, I turn my head like -- she can't  
17 hear me. So you need to -- and that, just pick it up  
18 by the base and carry that with you. You can carry  
19 that around.

20 MR. SENG: Okay.

21 THE HEARING EXAMINER: Great. Thank you.

22 MR. SENG: It's almost like carrying a  
23 trophy. Thank you.

24 What I'm about to share with you is a  
25 presentation we prepared last summer. You may see some



1 slight differences between what's in this video and  
2 some of the application materials that have been  
3 submitted since then. But, by and large, it is more --  
4 it is the design in its current form.

5 And the -- the point of sharing this is to  
6 illustrate what the -- the intent of the design is and  
7 to give a visual representation as sometimes it's hard  
8 to achieve that with just the 2-D drawings that are  
9 submitted in the -- in the application.

10 THE HEARING EXAMINER: And is this already  
11 an exhibit in the...

12 THE CLERK: No.

13 THE HEARING EXAMINER: Okay. So at some  
14 point, we'll need to make this an exhibit.

15 THE CLERK: P-1.

16 THE HEARING EXAMINER: It'll be Exhibit  
17 P-1.

18 MR. SENG: There is some audio associated  
19 with this. Is there a way to turn on the --

20 THE CLERK: [Unintelligible].

21 THE HEARING EXAMINER: Yeah. It's -- it's  
22 a standard Windows 10 interface. Close. To the -- no,  
23 to the right. There. And...

24 (Video begins.)

25 THE HEARING EXAMINER: There we go.



1 MR. SENG: Thank you.

2 So, in this view, you're hovering over the  
3 upper bluff and the upper bench of the east side of the  
4 site, crossing over the train tracks.

5 Now, we're navigating along the south side of  
6 the site, what the project terms as South Village.

7 Looking north past the Central Village and  
8 along the esplanade.

9 Entering into the Central Village, there's a  
10 playground area planned. Between the towers and  
11 looking north to the North Village.

12 (Video ends.)

13 THE HEARING EXAMINER: Mr. Huff, if you're  
14 more comfortable, either -- either location is fine for  
15 counsel.

16 MR. HUFF: [Unintelligible] here.

17 THE HEARING EXAMINER: Okay. Just make  
18 sure you grab the microphone and speak into the  
19 microphone. Thank you.

20 MR. HUFF: So you said this is on all the  
21 time.

22 THE HEARING EXAMINER: Yes.

23 MR. HUFF: I can tell it is.

24 My job, at this point, is to give a brief  
25 introduction and history of the project and how we got



1 here. Then, Mr. Seng will come back and talk some more  
2 about the changes that have been made in an overall --  
3 in an overview to the application and response to the  
4 County's review letter. Then, we'll come back with  
5 individual consultants next week to flesh that out and  
6 provide more detail.

7 For our purposes, the start of the story of  
8 the Point Wells urban center began in 2009 and 2010  
9 when the County amended its comprehensive plan, adopted  
10 Chapter 30.34A, the Urban Center Code, and designated  
11 Point Wells as an urban center. These actions, in  
12 large part, satisfied the County -- the mandate to the  
13 County to accommodate, or plan for the accommodation,  
14 of its share of growth under the Growth Management Act.  
15 And the council decided, in its wisdom, that Southwest  
16 Snohomish County, and particularly Point Wells, was the  
17 place that that population growth should be  
18 accommodated.

19 Following the council's actions, we submitted  
20 our urban center application and supporting documents  
21 for the development of a mixed-use urban center,  
22 including 3,081 residential units, approximately  
23 32,000 square feet of office space, and 94,000 square  
24 feet of retail.

25 We believe -- and many others do, too,



1 although certainly unanimous -- that this is an ideal  
2 site for this kind of a development. It's 61 acres  
3 under a single ownership on Puget Sound with two-thirds  
4 of a mile of beach. The site is bifurcated by the  
5 Sound Transit commuter rail. And it's also true that  
6 this site has been dedicated to petroleum uses for over  
7 a hundred years, and it is in need of remediation.  
8 This redevelopment will allow that to occur and to  
9 provide for public access to the beach, to the dock,  
10 and to the overall development.

11 Now, the Environmental Impact Statement for  
12 the comp plan change addressed a proposal of 3500 -- so  
13 a conceptual proposal; there wasn't a plan for that.  
14 But even then, at that density, the conclusion of the  
15 EIS was that there was -- that the traffic, which was  
16 the major impact, was capable of mitigation. And we  
17 took that and decided what we thought would best fit  
18 the site.

19 Our application is complicated due to the fact  
20 that we are in unincorporated Snohomish County, but  
21 traffic being a major impact, those impacts will be  
22 incurred by the City of Shoreline and King County. So  
23 we have cross-boundary issues. Shoreline plays a  
24 significant role in this. And we recognized early on  
25 that we need to deal, not only with the county, but



1 with Shoreline, to come up with an acceptable plan.

2           Being an urban center, the code provides and  
3 dictates the minimum standards that come into play  
4 here. One of them is floor-area ratio: for every foot  
5 of area, one -- a minimum of one square foot of  
6 development must be provided.

7           Our site is 2,653,000-plus square feet, and  
8 our proposed square footage is nearly identical to that  
9 area. We are a surplus over the minimum of  
10 10,000 square feet at this point, so it's essentially  
11 an FAR of 1.0.

12           The county code, not the urban center code,  
13 but other portions of the county code also require  
14 secondary access if a development will generate average  
15 daily trips of more than 250. It doesn't take much to  
16 get to 250 trips per day, so we need to be able to  
17 comply with that requirement unless we can get a  
18 deviation.

19           There's been an evolving County position,  
20 which we'll go into in more detail later, but suffice  
21 it to say that that has been a moving target difficult  
22 to achieve, but we believe that we have the -- the  
23 solution before us, and you'll be hearing more about  
24 that.

25           One of the other complicating factors has been





1 the fact that the literate language of the code  
2 requires a generalized site plan. It does not require  
3 construction-level detail or drawings. Yet, the amount  
4 of detail that has been asked of us, we think, goes  
5 well beyond what the code requires. There is a letter,  
6 Exhibit G-4, which we don't need to read now, but it's  
7 a -- a letter from me to Ryan Countryman complaining  
8 about that issue and arguing that the County has gone  
9 beyond what's reasonable. And that has added a  
10 significant level of complication to the process.

11 We are now seven years and over \$10 million  
12 into the process of pursuing this application. And the  
13 County now says seven years is too long for an  
14 application to be pending, and it seeks that the  
15 application be terminated. That position ignores the  
16 County's own very large role in the reviewed time frame  
17 and the complications that -- that have come into play  
18 in what we believe is the most complicated application  
19 in the history of the county.

20 The County's position ignores the logical  
21 sequence of planning. Traffic is the key issue. The  
22 first thing we have to do is solve traffic, and that  
23 will drive the rest of the design decisions. But the  
24 County's approach takes the form of saying that all the  
25 issues must be resolved now, that there can't be things



1 like an agreement to provide Sound Transit service --  
2 to finance a station and have that available as a  
3 condition of approval.

4 The County wants letters from Sound Transit;  
5 it wants letters from Burlington Northern about usage  
6 of the tracks. These are all things that we have  
7 worked on, but we're told, It's too early: Come back  
8 to us when you have an approved project so we know that  
9 this is real, and we won't be wasting our time.

10 So that's the approach we've taken. That's  
11 the only approach we can take. But that doesn't mean  
12 that, without these now, that the project can't be  
13 approved.

14 Now, almost half of the time from our project  
15 application has been consumed by litigation involving  
16 the legal sufficiency of the County's actions in  
17 adopting the planning documents I referenced earlier  
18 and in creating the urban center's code. And that  
19 litigation started shortly after our application wh- --  
20 date, which was May 4, 2011.

21 There was an appeal to the growth management  
22 hearing board. There was an issuance of an injunction  
23 against the County issued by King County Superior  
24 Court, mandating that the County stop further  
25 processing of our application until this matter was



1 resolved. That wound up going through the Court of  
2 Appeals and eventually to the Supreme Court, and we got  
3 a decision there on April 10, 2014. So that's over  
4 three years that was dedicated to litigation.

5 During that time, we assisted the County in  
6 complying with the hearings board order, and that wound  
7 up involving the creation of a less-dense alternative  
8 under the planning ordinances and -- that's the urban  
9 village alternative. That took an additional two years  
10 to accomplish that result.

11 Once those issues were resolved, we turned to  
12 traffic because that was the key component in really  
13 resolving all of these issues. The City of Shoreline,  
14 obviously, is a major player in that, and they will  
15 bear the burden of these traffic impacts. So we  
16 negotiated with Shoreline on a process for their public  
17 involvement to come up with a plan on how we would  
18 design and mitigate roads and impacts within the city.

19 We met with the County and told them, This is  
20 what we plan to do. And they said, Great, if you  
21 satisfy Shoreline, we're happy.

22 That led to a process that involved over eight  
23 public forums, and that took an additional 18 months  
24 for that to be completed. We, then, went --

25 I don't want to imply that that process is



1 complete. We made a lot of progress, but there are  
2 still some issues with Shoreline that need to be  
3 finalized, and their council will need to take some  
4 action to approve some amendments to their planning  
5 documents. But we made a lot of progress, enough that  
6 we felt we could proceed with the EIS.

7 But our EIS sult- -- consultant advised -- not  
8 our EIS consultant. The County's EIS consultant  
9 advised both the County and us that the kinds of  
10 transportation issues we were dealing with should be  
11 covered in a -- in an agreement upfront as to how the  
12 additional study would be accomplished. And the title  
13 of that document was a Methods and Assumptions  
14 Agreement relating to how transportation would be  
15 covered.

16 We thought that would be a fairly easy  
17 agreement to do since we had already undertaken these  
18 efforts with Shoreline, but that took an additional  
19 13 months to get the County to agree with that process.  
20 And one of the key issues that lingered for years has  
21 to do with internal capture. And I need to explain,  
22 generally, what that is because it plays such a  
23 critical role in how we are approaching traffic  
24 mitigation.

25 THE HEARING EXAMINER: And -- and my



1 understanding is that that is the num- -- the assumed  
2 number of trips that would stay within the development  
3 and that wouldn't leave the development.

4 MR. HUFF: Right. The literature says  
5 that, at about 3,000 units, there is enough density to  
6 support onsite retail, office, those kind of things.  
7 That keeps those trips from going out into the regular  
8 road network.

9 And it became obvious early on, both in  
10 conversations with Shoreline and with the County, that  
11 we were never going to agree on an appropriate internal  
12 capture rate. This is a unique site, and there just  
13 isn't anything -- another comparable to look at to see  
14 what their experiences has been so that that can all be  
15 tied into that.

16 And so we proposed that -- instead of worrying  
17 about internal capture, that we establish a cap on the  
18 number of trips, and that that be enforceable, and  
19 that, if we reached that cap before we finished the  
20 development, that's our risk. That's too bad. We --  
21 we won't be able to proceed. The County thought that  
22 was a good idea, at least verbally, and we proceeded on  
23 that basis.

24 Then, we began to review letters, which kept  
25 talking about things like disagreement on -- on



1 internal capture, and we said, We've covered this;  
2 we're dealing with this by a trip limit. And we were  
3 stonewalled.

4 We asked that they bring in their peer-review  
5 consultant, the County's peer-review consultant,  
6 Transpo, to advise on the normality and the utility of  
7 this kind of approach. And it took a year to get the  
8 County to bring Transpo in to a meeting, at which  
9 point, they almost immediately said, Yeah, that's done  
10 all the time. We can do that. You can do that.  
11 Here's some language for you to build into your  
12 approval conditions so that that becomes enforceable,  
13 and it's a reasonable way of mitigating traffic. That  
14 was another considerable period of time that shouldn't  
15 have happened if we had had a more responsive reception  
16 or follow-through from the County.

17 Now, we have been castigated as the party  
18 responsible for delay. If it was totally our fault --  
19 and I don't claim that we're blameless, but if it was  
20 totally our fault, then there was no reason for the  
21 deputy director to apologize to us on several occasions  
22 for the delay in the County's responses.

23 So now, we're approaching the June 30th  
24 deadline. And this is important because the County has  
25 decided, for whatever reason, now that no other



1 extension will be granted by the County. This is -- is  
2 only an issue because after the County -- after we  
3 replied to the County's prior comment letter and made a  
4 submission -- revised submission in April of 2017, we  
5 were promised a fairly quick turnaround on those  
6 comments, which would have given us plenty of time to  
7 respond to those by the June 30th deadline.

8           Instead, we didn't get the comments until  
9 October 6th, over six months later. That was one of  
10 the occasions where we received an apology for that  
11 delay. The point is that we're only -- well, not only,  
12 but we're, in large part, in this position because we  
13 haven't received comments in a manner giving us enough  
14 time to respond in a timely way.

15           Now, our -- I've been the primary land use  
16 attorney on this project, and we've dealt primarily  
17 with Ryan Countryman. And I appreciate Ryan; he's been  
18 good to work with. And I remember a number of  
19 occasions where he has said to me, A normal project of  
20 anywhere near this magnitude usually takes seven or  
21 eight go-arounds of submittals and reviews to get to an  
22 approvable project. I didn't really want to hear that,  
23 but that was what he said was typical: It's the  
24 process, and it should be anticipated here.

25           We just submitted our -- made our third



1 submittal. So we are well short of what the County  
2 views as standard, yet are told that there's no time  
3 for the process of -- of coming together to refine the  
4 project to take place.

5 PDS represented to us, both -- on numerous  
6 occasions, both orally and in writing, that -- should  
7 we need another extension, that one would be available.  
8 Ryan sent a letter on May 2, 2017, which gave the  
9 one-year warning that is talked about in their brief  
10 but also concludes by saying, If you need another  
11 extension, let us know by May 30, 2018.

12 We're not even there yet. But that letter  
13 said, If you need more time, let us know.

14 The most recent such representation occurred  
15 on November 13th of 2017 at a meeting in PDS's offices  
16 with our representatives, our consultants, PDS staff,  
17 department management, and a member of the prosecuting  
18 attorney's office.

19 This is following the October 6th letter from  
20 the County that said you need to submit by January 8th.  
21 Mr. Seng prepared a Gantt chart showing the timing and  
22 the sequence of all of the elements that were required  
23 to be addressed in a timely manner to respond to the  
24 County, and it showed that it was not conceivable as of  
25 that date to comply with the January 8th deadline.





1           We were told, That's only a target. It's not  
2 a deadline. Let us know by January 8th how much time  
3 you'll need.

4           And then the conversation turned to the  
5 January 30th deadline, because that was still looming  
6 out there. And we asked -- Mr. Luetjen specifically  
7 asked the question: Is there any reason to expect that  
8 an extension would not be granted? And we were assured  
9 uniformly that there was no reason to expect that there  
10 would not be another continuance.

11           So we said, in our letter to the County before  
12 January 8th, that we would be able to submit our  
13 revised application by the end of April. We did that:  
14 We did exactly as we've said and submitted it on  
15 April 27th.

16           The County, then, did a supplemental  
17 recommendation, which we thought contained some factual  
18 errors and some misinterpretations, and so that's why  
19 we submitted these responsive documents yesterday.  
20 That's only a week -- less than a week following  
21 receipt of the County's supplemental recommendation.

22           In their letter, PDS said, We're not going to  
23 accept any more documents from you -- this is back in  
24 January. This doesn't mean that you shouldn't continue  
25 to work on the project and submit them to the examiner



1 for his consideration as part of a request for an  
2 extension.

3 I read that, in part, as an invitation to keep  
4 working on the project. While they first said they  
5 wouldn't consider them, they obviously have, so there's  
6 been a softening of position there. And we -- we did  
7 everything we could to respond fully to the comment  
8 letter. And we agreed that the -- one approach would  
9 be to take the comment letter, reproduce it with space  
10 for our answer following each comment. We did that.  
11 It's a long document, but it's Exhibit G-14, and it  
12 shows our response to every one of those examples.

13 So last week, the County issued their  
14 supplemental recommendation, and the number of issues  
15 were substantially diminished. There -- there are  
16 still several, but we don't think they're substantial,  
17 and we think that our filing as of yesterday addressed  
18 those.

19 Some of those can be easily disposed of. For  
20 example, one of the alleged deficiencies is that there  
21 was supposedly a shortage of 500 parking spaces. That  
22 would be a major concern, if that was true. It's not  
23 true. There is the appropriate number.

24 The problem was we used the definition of a  
25 senior housing unit from the ITE Trip Generation



1 Manual, which provided for a -- a 55 age limit to  
2 qualify as a senior unit. It was pointed out that the  
3 county code defines senior unit as above 62. So it --  
4 the easy solution was to change our definition of a  
5 senior unit, which will apply throughout the project,  
6 to 62. That means that those do now qualify for the  
7 reduction. There's enough parking. There's more than  
8 enough parking; we have a surplus.

9 All the other issues now in the supplemental  
10 application or supplemental filing fully address the  
11 County issues. There are a number of other things that  
12 we did in -- recently in our supplement to clarify  
13 things and to make this a more workable situation.

14 We added language -- we -- we did a supplement  
15 to the application that incorporated the trip limit for  
16 County purposes and provided a mechanism for enforcing  
17 them.

18 We committed to privately fund, if not  
19 otherwise available, a private bus service to take  
20 people from our site up through the community both to  
21 the Edmonds Park&Ride and to the current Park&Ride at  
22 192nd and Aurora. The light rail station at 185th will  
23 be operable before our project will, so it will, I'm  
24 sure, extend all the way to the light rail station.  
25 And we reinforced our commitment to fund the Sound



1 Transit station on our property.

2 The recommendation, and then their  
3 supplemental recommendation, reflect what we d- --  
4 believe to be unreasonable positions. We, at one  
5 point, had a great working relationship. As a -- as an  
6 example, there were issues about fire department  
7 requirements for access to all sides of the building.  
8 A meeting was set up with the fire marshal's office.  
9 Dan Seng went. Ryan was there. And everyone I talked  
10 to afterwards said, That was a really productive  
11 meeting. We got through a lot of issues and resolved  
12 things in a very efficient manner. Unfortunately, wan-  
13 -- whatever happened that made the County change its  
14 position regarding extension, all communication with us  
15 stopped.

16 We tried to set another meeting, which  
17 basically in- -- involved us sitting around a table,  
18 asking questions and getting blank stares in return  
19 because there'd been direction not to communicate with  
20 us.

21 So our submittal dealt with the eight mea- --  
22 measures -- major areas of conflict that the County, at  
23 that time, said existed. Then, in their s- -- in their  
24 recent recommendation, they said they were down to  
25 five. But even in those five major issues, the number



1 of subissues was greatly diminished, and what -- what  
2 remained, we believed, were adequately addressed in  
3 yesterday's filing.

4 But it's of grave concern to us that the  
5 recommendations reflect selective memory on the part of  
6 the County that ignored[phonetic] -- ignored many of  
7 the conversations than what we thought were agreements  
8 that we had. Regardless of that, we have, I think,  
9 gone beyond what we had previously agreed to, or  
10 thought we'd agreed to, and provided complete  
11 responses.

12 One example of what we think is overreach is  
13 the second access road. The second access road runs  
14 from the eastern portion of our site up to 116th, but  
15 it is entirely outside Snohomish County boundaries.  
16 It's within the town of Woodway. It's on property that  
17 we own -- or largely on property that we own. And the  
18 original approach had been, Show the second access on  
19 the map but note that it's not within the County's  
20 jurisdiction. It's -- it had to be approved by  
21 Woodway.

22 That made sense. Yet, we continued to get  
23 more and more demands for engineering studies, lane  
24 configurations, things that were beyond what we thought  
25 were the County's purview -- it should have been



1 Woodway making those decisions -- and a permit  
2 condition that said, You must get approval from Woodway  
3 for a second access. It was more than reasonable.

4 Another issue that has been one of the ones of  
5 greatest concern has to do with the setback for tall  
6 buildings from the lower density zones in -- in the  
7 town of Woodway.

8 Drew, can you bring up that picture?

9 Here's the second access road that I described  
10 running up to 116th.

11 THE CLERK: [Unintelligible].

12 MR. HUFF: This is the second access road  
13 running up to 116th. This -- this is the boundary --  
14 whoops, the boundary of our project. This is Woodway  
15 here and here. This is unincorporated Snohomish  
16 County.

17 So technically applied, this is low-density  
18 residential zoning in Woodway, and it would require  
19 significant setbacks from the property line so that  
20 these buildings could not be built.

21 We think that makes no sense because this is a  
22 220-foot bluff. There are no houses until -- at  
23 present until the top of that bluff. This is a logical  
24 place to put buildings because they're tucked up  
25 against the hillside and have no view impact. So --



1           We realize what the code says, though, so we  
2 have applied for a deviation request suggesting that  
3 this is the most appropriate site. And the County's  
4 position remains: You're violating that setback  
5 requirement; therefore, there's a significant fon- --  
6 conflict, and your application should be denied.

7           That ignores the possibility that the  
8 application will be granted -- or that the deviation  
9 request will be granted or, if not, that we couldn't  
10 redesign that portion of the project to move some of  
11 those units and there -- thereby, literally comply with  
12 the requirement of the ordinance language.

13           But the County doesn't appear to think that  
14 that's an appropriate response. It appears to be that,  
15 as of today, there is this conflict, and so this should  
16 be denied.

17           The other part of this is that  
18 Section 30.34A.040(1) places limits on the height of  
19 buildings. Those buildings are tall, as I mentioned,  
20 because they're up against the 220-foot slope. And  
21 that section limits buildings to 90 feet in height,  
22 except where additional height is documented as being  
23 desirable when the project is located near a  
24 high-capacity route or station and when an EIS is  
25 prepared which addre- -- addresses certain relevant



1 factors.

2 The EIS was started. The view analysis has  
3 been conducted. I think literally read -- and we're  
4 not relying on this, but literally read, that says:  
5 When the project is located near a high-capacity line.

6 We're definitely near. But we don't argue  
7 that that alone satisfies this.

8 Now, you'll hear a lot about this, but we  
9 can't rely on that applica- -- or that interpretation,  
10 so we -- we plan to do more. We've made that request  
11 for a variance.

12 We have also talked with Sound Transit at  
13 length and, again, told them we're interested in the  
14 station. There's correspondence of record in the -- in  
15 the file where Sound Transit has written us, said,  
16 We're interested in a station there. We don't have the  
17 funding for it. If -- we'll be much more interested if  
18 you'll commit to the funding, but it is too early.

19 We -- we've been told that we need about a  
20 thousand occupants on site to justify a stop there. We  
21 can reach that fairly early in the project, certainly  
22 in Phase II, if not Phase I.

23 Sound Transit also adopted a long range  
24 service plan several years ago, and they went through  
25 the SEPA process and solicited comment. We submitted a





1 comment letter asking that Point Wells be designated as  
2 the site for a future station.

3 The answer, in their response to the EIS --  
4 EIS comments, was that that wasn't necessary because a  
5 station at -- in Richmond Beach was already  
6 contemplated by the plan, not expressly mentioned, but  
7 it was within the purview of the existing plan  
8 authorization and could be built without an amendment  
9 to the plan.

10 They go on in the -- in the appendix to the  
11 responses in the EIS -- and this is again all in the  
12 record -- that -- they list specific projects as  
13 examples of ones that could be built under the existing  
14 authorization. Richmond Beach is explicitly mentioned.

15 This comes back to the County position that we  
16 do not have a current commitment from Sound Transit for  
17 a station there. Therefore, you can't build more than  
18 90 feet tall. And frankly, we're insulted by the  
19 prehearing memo which said that we have -- we are less  
20 near resolution of that issue than we were before,  
21 despite this correspondence from Sound Transit and our  
22 commitment to fund the station.

23 There are many ways that this could be  
24 handled. We could say that no building over 90 feet  
25 could be built until there's a binding commitment for



1 service at the station. We could -- we could rephrase  
2 the project such that the first phase only includes  
3 buildings up to 90 feet, and that still provides a  
4 stan- -- substantial amount of density.

5 All of these green buildings here, here, here,  
6 here, here, and here are less than nine stories tall.  
7 So they could be built without any sand- -- troun- --  
8 Sound Transit service.

9 So there are ways to handle that short of  
10 saying, You don't have it now, so, therefore, you have  
11 to have your application terminated.

12 There's one other interesting component to  
13 this in that -- that the definition of high-occupancy  
14 transit that is required to be served under the code  
15 specifically includes passenger-only water taxis as  
16 within that definition of a high-occupancy transit  
17 vehicle.

18 We plan -- and include it in the supplement --  
19 to operate a passenger-only ferry between the site and  
20 the Edmonds light rail station. That alone satisfies  
21 the language of the requirement because it qualifies as  
22 a high-occupancy transit vehicle under the county code.  
23 It may not carry as many passengers as light rail, but  
24 we didn't draft the code and that's what the code  
25 allows.



1           There's also the question about how much  
2 information is necessary regarding contamination of the  
3 site. This has been another long -- long, drawn out  
4 discussion with the County. It started back when the  
5 EIS was first underway. Actually, when the County  
6 issued its declaration of significance, which  
7 specifically states that the SEPA review of the cleanup  
8 will be bifurcated from the main project. It will be  
9 handled under the api- -- auspices of Department of  
10 Ecology under their remedial action plans.

11           And so for the purposes of our SEPA process,  
12 the site should be assumed to be cleaned up and that --  
13 that the -- until that happens, obviously, no building  
14 permits can be issued, but it's not part of this county  
15 SEPA process.

16           That statement not only was in the declaration  
17 of significance but was included in draft chapters of  
18 the preliminary impact statement that was received and  
19 reviewed by the County, repeated on several occasions,  
20 as identified in our briefing.

21           And so that's another statement which appears  
22 to have been forgotten. We remind the County but get  
23 more and more comments about we need cleanup  
24 information, which we think appropriately goes to the  
25 Department of Ecology.



1           There are other issues regarding addressing  
2 shoreline and management regulations, things like that  
3 that I won't take the time now to respond generally to  
4 those. Those can be adequately handled by our  
5 consultants during their testimony next week.

6           But the bottom line, the most important thing  
7 is that we have made substantial progress. We have  
8 narrowed the issues, and we again commit that that  
9 process doesn't stop now. If there are further  
10 clarifications that are needed after the next County  
11 review and comments, we will make those. That's the  
12 way the process is supposed to work. We're supposed --  
13 as is standard, go through more than our three rounds  
14 of review to get to that final product.

15           I was very interested to read the County's  
16 prehearing brief yesterday because I felt like this  
17 really supports our position, not the County's. It  
18 goes into great length about substantial conflicts.  
19 There must -- there must be a substantial conflict with  
20 adop- -- adopted plans, ordinances, regulations, or  
21 laws.

22           To me "substantial" means unresolvable. Major  
23 and unresolvable. There aren't any unresolvable  
24 conflicts. We have gone from 179 issues of concern in  
25 the County's comment letter of October 6, 2017, to,



1 now, there are 12 in the most recent County  
2 recommendation. And we believe, with our filings  
3 yesterday, there's even fewer of those.

4 So it's hard for me to imagine how, after  
5 going from 179 to something closer to five, even being  
6 generous in granting how many remain -- that's hardly a  
7 substantial conflict.

8 And the County also talked about the standard  
9 of review, one of reasonable doubt. Is there any  
10 reasonable doubt that the County's grounds for denial  
11 are sufficient? Well, yes, there's great reasonable  
12 doubt when these can be handled by -- what items  
13 haven't been resolved can be handled by permit  
14 conditions, by deviations, and if they're not approved,  
15 by redesign.

16 This process has taken a long time, and it's  
17 taken longer than it should have. There's plenty of  
18 blame to go around, but it's not all on us by any  
19 means. We're still working hard. You can see the  
20 progress we've made.

21 We've made substantial progress. We think  
22 we're there, but if we're not, we're not that far away.  
23 And an extension would let us finish the process, let  
24 the County have its issues satisfied, and let the  
25 County have the population growth allocation satisfied



1 in the way that it was intended. Thank you.

2 MR. SENG: My presentation is focused a  
3 little bit more on -- on the design aspect.

4 THE HEARING EXAMINER: And you're Mr.  
5 Seng? We need to --

6 MR. SENG: Yes, thank you.

7 THE HEARING EXAMINER: There's no video,  
8 so we need to -- to --

9 MR. SENG: I -- I am Mr. Seng. I am an  
10 architect at Perkins and Will, and I would like to  
11 clarify that these drawings are put together by a large  
12 team of professionals. I play a part in coordinating  
13 those efforts, and in conceiving the -- the broader  
14 concept as -- as the architectural firm.

15 So some of the concepts I'm speaking to, I  
16 have a surface understanding of, but there's much  
17 deeper understanding within the team and -- of the  
18 technical requirements of the design that I can only  
19 speak to a -- a certain degree about.

20 So if there are -- I'll leave it at that.

21 So starting with a -- a brief site history,  
22 the surveys on record for this site indicate that this  
23 Point Wells site was originally a salt marsh. It was  
24 an ecologically rich biodiverse area. And in 1910, it  
25 was artificially filled and purchased by the Royal



1 Dutch Shell Company, and between 1911 and 1950, they  
2 operated this site as a petroleum storage facility.

3 Between 1950 and 2005, Chevron owned the  
4 site and continued to work on the site in the same  
5 capacity, expanding the -- the role of the s- --  
6 storage, and you can see that in these central images  
7 here with the additional petroleum storage tanks at the  
8 center of the site.

9 In 2005, Petrol- -- Paramount Petroleum took  
10 over at the site, and additional asphalt production was  
11 incorporated on -- in the northern portion. And in  
12 2010, the site ownership was transferred over to Blue  
13 Square Real Estate but -- and at that time, the  
14 Brightwater easement and properties was also part of  
15 the site.

16 On the screen now is the -- an aerial  
17 photograph of the existing conditions, and the  
18 topography plays a big part in a lot of the discussions  
19 that we're having. The site is divided into an upper  
20 and a lower portion. The upper portion is -- is where  
21 the primary access is, and it serves the lower portion  
22 with two trestle bridges, and the lower portion is on  
23 the -- the water side.

24 The upper bluff is where the Chevron Creek  
25 feeds into the site. It's captured by -- in a culvert



1 and piped across the railroad tracks to an existing  
2 outfall. And the wetland area to the east of the site  
3 and the landslide risk make this a challenging portion  
4 of the site.

5           The shoreline on the lower portion is divided  
6 into roughly three sections. The northern section is  
7 an armored shoreline with a boulder riprap. The  
8 western portion is where the -- the central offices  
9 are, and a sea wall that extends across roughly half of  
10 the -- the site. And then the southern portion is an  
11 existing graded beach with no reinforcement or -- or  
12 sea wall.

13           The pier that you see on the bottom of the  
14 image to the west is an operating marine fuel storage  
15 pump to get the -- the fuel out of the fuel barges into  
16 the -- the petroleum storage tanks on the site.  
17 That -- that -- those activities are ongoing, and --  
18 and our goal is to -- to make that pier part of the --  
19 the project in the -- in the design that you'll see  
20 shortly.

21           The lower portion of the site is divided into  
22 three rough areas. There's the southern portion that  
23 is served by the -- the bridge I mentioned earlier.  
24 That provides the -- the access to the Brightwater site  
25 on the southern portion, and that's largely under- --





1 undeveloped right there. There's very few structures  
2 there.

3 The central portion is where the office  
4 structure is on the west here and the petroleum storage  
5 tanks, and then the northern portion is where the  
6 existing asphalt production facility lies.

7 Moving down to at grade, some of these  
8 image -- images help better understand the topography.  
9 The image to the top shows a view to the north, and it  
10 illustrates how close some of these structures are to  
11 the water and the elevation-level difference between  
12 the beach and the -- the lower bluff. They're actually  
13 quite close.

14 The lower portion sh- -- is a view from the  
15 pier looking back at the -- the office and the -- the  
16 petroleum storage tanks.

17 The image on the left illustrates the -- the  
18 vertical structures on the north end of the site for  
19 the asphalt production plant, and the right-side image  
20 is the bridge trestle over the -- the train tracks on  
21 the southern portion of the site.

22 On the upper left, again, you see the  
23 petroleum storage tanks come right up to the -- the  
24 water's edge on the north side of the site, and the  
25 office is literally right up against the water. And



1 that sits on the -- a sea wall of sheet piling.

2 This lower image on the -- the left, the view  
3 to the west, having been on the site, this -- the site  
4 is very low. It almost feels as though you're looking  
5 out at sea level when you're standing on the site. You  
6 can see the -- the boulder riprap to the north here and  
7 how eye level is -- is -- is just above sea level.

8 And then on the right, you can see how the  
9 asphalt operation is -- is -- is not a -- a clean  
10 situation, and it's something that, as Gary mentioned,  
11 would be remediated as part of this project.

12 So that's the -- sets the stage for the  
13 project concept, and how we conceived this design was  
14 as a series of villages. At 60 acres, and with over  
15 2 million square feet required as part of the FAR, the  
16 villages are a way to provide density within certain  
17 zones and give each of those communities a -- a town  
18 center.

19 Within those villages, there are high-rise,  
20 mid-rise, and low-rise, and they're oriented this way  
21 so that we can take advantage of the scenery and some  
22 of open space that's created by the space between them  
23 when you further densify each of those villages. It  
24 also helps to minimize vehicular traffic in each of  
25 those areas because the vehicles can travel to a point



1 outside the village and park below, and the spaces in  
2 between become more pedestrian focused.

3 As you can see, the -- the crescents here,  
4 this is very diagrammatic, but it -- the double black  
5 lines indicate where the train tracks are. The  
6 crescents are oriented outward to the sea, and the idea  
7 with that is to orient each of the -- the towers' and  
8 the residential units views' to the sea and to expose  
9 the -- the -- those units to additional daylight from  
10 the south and west. And then the lower buildings along  
11 the shore help enforce that.

12 Locating the towers to the back of the site  
13 also helps to reduce the view impacts from the  
14 neighbors on the upper bluff and to the south. And  
15 that was part of the concept to lower the elevation of  
16 the -- the buildings on the southern portion as well.

17 So -- so that gets us to the site planning.  
18 The access to the site is -- is primarily from Richmond  
19 Beach Drive on the southern portion of the site on the  
20 east side of the tracks, but there's also a second  
21 access road up to 116th Avenue.

22 Within the urban plaza off of the Richmond  
23 Beach Drive entrance, there's a bus terminal below and  
24 parking access. The elevation of the road rises up to  
25 the higher upper-bench elevation, and that is where we



1 have incorporated the commercial areas, the permanent  
2 waste-collection service, and the community-services  
3 building where we would have a security and emergency  
4 medical response.

5           On this village, there are three towers.  
6 They're 13 to 15 levels. The lower levels are shops,  
7 and then a level of commercial office area above, and  
8 then residential to the top within a mechanical  
9 penthouse.

10           Within the upper plaza, there is then -- urban  
11 plaza, there is access to the boulevard across the --  
12 the new bridge. And that -- that boulevard then  
13 provides access to the shoreline. At the terminus,  
14 there's a turnabout.

15           But one of the components that we've  
16 incorporated since the -- the April 2017 submittal is  
17 additional service-access roads around each of these  
18 villages. And that was based, in large part, on the  
19 outcome of the meeting that Gary mentioned earlier with  
20 the fire marshal and with Ryan Countryman. And you can  
21 see that with these roads around the Central Village  
22 and around the -- the North Village.

23           Along the boulevard, there is access to the  
24 east side of the South Village down to the beach. And  
25 what that does is it provides a second access to each



1 one of the villages so that fire service access is  
2 maintained, and there's a -- a second way out in the  
3 event of an emergency.

4 We've also provided vehi- -- truck vehicle  
5 access to the esplanade, and that esplanade rings the  
6 entire site and -- and ties back in with the woodland  
7 road on the north end.

8 Coming back to the boulevard, that boulevard  
9 enters the -- the western side of the site past the  
10 community building and then down to the -- the  
11 roundabout for access into the -- the South Village.

12 Through the South Village, there are 13  
13 buildings, and that is comprised of six towers.  
14 They're 11 to 16 levels each -- between 11 and 16  
15 levels, excuse me. And then five of those are low-rise  
16 buildings of three stories and two mid-rise.

17 Within that village, there's retail and  
18 residential access and access to beach parking and the  
19 esplanade. The beach parking is on the south side of  
20 the site here. And then this is the esplanade, which  
21 provides access for the public along this low-graded  
22 beach.

23 Moving north to the Central Village, within  
24 the Central Village, there are commercial and  
25 residential uses. There are twenty buildings total



1 with seven towers between 14 and 17 levels, and there  
2 are six low-rise buildings and seven mid- -- sorry,  
3 yeah, six low-rise and seven mid-rise.

4           The central courtyard incorporates an  
5 opportunity for a playground, a safe environment to  
6 have families. The -- within this -- this recent  
7 submittal package, we also aligned the parking  
8 quantities with the unit quantities. This is -- the  
9 Central Village is the largest of -- of the four, and  
10 previously we had submitted a -- a variance to allow  
11 for more parking under the Central Village but -- and  
12 have since withdrawn that because we were able to meet  
13 the requirement for parking in each of the villages  
14 independently.

15           That has some advantages. It -- it meets the  
16 code, for one, but it also means that we can have  
17 phasing for each of these villages, and each one will  
18 operate and have parking served within the village.

19           Moving further north into the -- the North  
20 Village, this is an all-residential village with four  
21 towers, and those four towers are between 12 and  
22 16 stories, I believe, and then there are three  
23 mid-rise towers along the esplanade.

24           Each one of these villages, as I mentioned,  
25 has two low- -- has below-grade parking. There are two



1 levels of parking beneath each of them. And the -- the  
2 below-grade parking has been identified as a potential  
3 flood risk, and I did want to speak to that briefly, in  
4 that the esplanade serves as a -- as a -- a levy  
5 against that, in that the entire elevation of the site  
6 is raised in order to bring the level of the site up to  
7 the elevation of -- of the bridge, and then that  
8 elevation drops as it moves westward. So the -- the  
9 risk of flooding is significantly reduced in this  
10 development from what the existing condition is.

11 The diagram I have up on the screen is the --  
12 the updated phasing plan. This is one of the documents  
13 we -- we submitted yesterday to address one of the  
14 recent comments. The -- the changes we made were to  
15 modify the -- the phase of the station and include the  
16 bridge as part of -- of Phase I.

17 The County correctly pointed out that -- that,  
18 in order to meet the requirements, the transit station  
19 would need to be in place during that first phase, so  
20 we made that change.

21 We originally had it in Phase III because the  
22 demand for a station would be much higher than this  
23 initial phase would require. So that, we'll have to  
24 address in some other way through the course of -- of  
25 the correction cycles. But as Doug's -- as Gary said,



1 I think that the -- the kind of comments that we're --  
2 we're seeing we've been able to respond to and -- and  
3 address with design response.

4           So just guiding -- guiding through the phasing  
5 briefly: Phase I is the southern village, and the  
6 access to Phase I would be a temporary road and ramp up  
7 to a new bridge that would be part of Phase I. That  
8 bridge would provide access along the -- the boulevard  
9 that I pointed out, and it would include all of the --  
10 the work within the -- the South Village. It would  
11 include the community building and the energy center  
12 beneath the community building, which would provide the  
13 necessary utilities to power and heat the -- the  
14 buildings there. It would also include the transit  
15 station, and the secondary access road. So that  
16 Phase I meets the requirements of the code at -- at  
17 that first stage.

18           Then Phase II would be the upper lot that  
19 would include the -- the Envac waste-collection  
20 service, the community service building I mentioned,  
21 the three buildings, the -- the transit center and  
22 parking beneath them.

23           And then Phase III is future development, and  
24 that currently includes the Central Village and the  
25 North Village and all of the public amenities





1 associated with that, as well as the public amenity on  
2 the pier, when that's converted from its existing  
3 operation and the -- and the bridge trestles are  
4 replaced.

5           At this time, there are four deviations and  
6 variances that we have submitted with the application  
7 materials on April 30th. These are the deviations from  
8 the road-design standards to allow for a private road  
9 to serve a lot. And the purpose of this is, because of  
10 the -- the configuration of the -- the site and the  
11 unique circumstance that we're in, these private roads  
12 would be maintained by the -- the owner as opposed to  
13 the -- to the County. And you'll hear more about that  
14 in the testimony from our civil engineer.

15           Two other deviations are related to landslide  
16 areas and building within them. One is for building an  
17 access road in a landslide area, and the other is for  
18 constructing buildings in a landslide area. And these  
19 are within that upper bluff area in the urban plaza  
20 that we're submitting those -- those variances. And  
21 our geotechnical engineer has written a -- a narrative  
22 to accompany those requests.

23           And then the -- the final variance is for the  
24 increased height and massing that Gary mentioned  
25 earlier on that urban plaza area. And I -- these



1 images are part of that variance. In yellow, we have  
 2 indicated what the code-compliant massing would be and  
 3 the required setbacks. And that 180-foot massing is  
 4 illustrated on this lower image here. And then in red  
 5 is the proposed massing and height on the floor plan on  
 6 the right and on the aerial image to the left.

7 Our proposal here is, as Gary described, to  
 8 locate those buildings up against the -- the hillside,  
 9 for one, to provide -- to maintain the access to the  
 10 bridge, which is the sole access in and out for -- for  
 11 egress val- -- emergency vehicles and the resident  
 12 vehicles to Richmond Beach Drive, and then the -- and  
 13 then the -- sorry, I -- it's not the sole access;  
 14 it's -- it's a primary access.

15 And then the other reason is, from an  
 16 urban-design standpoint, having these buildings set  
 17 back and ringed -- ringing that entrance, it -- creates  
 18 a much better pedestrian environment and vehicular  
 19 environment for circulation through the site. It also  
 20 helps preserve the views from the residents on the --  
 21 on the south side of the site .

22 The last component is that it would -- there  
 23 would be need -- there would need to be some  
 24 development up here to meet that FAR of 1.0, if we were  
 25 to look at this independently. But there is the



1 possibility of increasing height elsewhere on the site,  
2 and that is another possible alternative if this one is  
3 not deemed acceptable.

4           This is a -- an aerial im- -- image from --  
5 from the water, just showing what the relationship of  
6 the -- the pier is to the buildings and the -- the  
7 var- -- the difference in height between the -- the  
8 low-rise, the mid-rise, and the high-rise that are  
9 referred to.

10           You can see how the -- the buildings step down  
11 as they approach the -- the residential development to  
12 the south. The towers on either side of the boulevard  
13 serve as the gateway elements to the -- to the Puget  
14 Sound. And you can see that repeating on the -- the  
15 Central Village here, and the variance in height was  
16 part of the design concept from very early on, as  
17 opposed to providing a single-elevation across the  
18 whole hei- -- whole site.

19           The building heights are varied in order to  
20 provide some visual interest and to take advantage of  
21 the -- the views and prioritize those for the residents  
22 on the site and around the site.

23           Moving now into the amenities that have been  
24 proposed as part of this project, this is an  
25 illustration of the public beach on the primary access



1 points along the public -- along the esplanade that  
 2 provide access. And these are some of the  
 3 illustrations that have come out of our wind-and-wave  
 4 analysis over the last two to three months to  
 5 illustrate that this -- this approach is viable, and it  
 6 can be engineered to address the risks associated with  
 7 building in the shoreline.

8           Along this northern portion of the beach,  
 9 where there is the existing boulder riprap that I  
 10 mentioned, the proposal would be to take that -- remove  
 11 that riprap and cut the grade back down to more of a  
 12 natural condition, and the esplanade is set back far  
 13 enough to be able to remove substantial portions of  
 14 that reinforced shoreline.

15           And along reach two here, where there's an  
 16 existing sea wall and the office building that you saw  
 17 earlier in the images, the approach would be very  
 18 similar. And -- and based on the site topography that  
 19 we have at hand from the surveys, this is a pretty  
 20 gentle beach that can be created along this portion  
 21 of -- of the site to restore that as well.

22           As a result, these are large -- in large part,  
 23 the mitigation for the work that is taking place up on  
 24 the -- the upper bench. The -- the restoration plans  
 25 that are submitted with the documents show that this



1 beach is able to be restored and significantly enhance  
2 the conditions for wildlife there and be a significant  
3 tradeoff for the impacts that are having -- happening  
4 on the -- the upper bench.

5           This is a view of some of the concepts for how  
6 one would access the -- the esplanade. And on this  
7 lower image here, you can see how it's a rather gentle  
8 slope from the residential -- the lowest level of  
9 residential development, and the low-rise towers'  
10 access to the beaches is -- is fairly shallow. But  
11 there is an elevation change at the esplanade, and then  
12 another es- -- elevation change at the line of those  
13 lower buildings.

14           And landscape has been a significant aspect of  
15 this. The landscape designer conceived this -- this  
16 site as a continuation of the -- the densely wooded  
17 hillside, and it cascades all the way down to the  
18 waterline and then transitions to these reeds that are  
19 planted within the -- the tideland.

20           These illustrations show the -- the boulevard  
21 and the emphasis that we've placed on pedestrian  
22 access. Each of the roads has a -- a sidewalk and a  
23 bike lane on that shared-access road. And the  
24 boulevard across the bridge is divided, and then the  
25 trees line the street coming in. And at the terminus



1 of the boulevard, there's a proposed art element like a  
2 water feature. And that -- that water feature would  
3 then access -- provide access to the amphitheater, and  
4 that amphitheater is alongside the pier access. And  
5 this is an artist's rendition of what we have  
6 envisioned for that area.

7           The pier is another public amenity. They will  
8 have access to this over-thousand-foot length of pier.  
9 It'll incorporate landscape elements, artwork, some  
10 water-dependent uses -- and that's another element that  
11 we've recently modified, that we've taken away the  
12 commercial aspects on the pier, as that was identified  
13 as in conflict with the shoreline master plan.

14           The proposal remains to provide a floating  
15 dock with pleasure craft, nonmotorized, and there might  
16 be a small rental facility there for a kayak or a  
17 canoe, and some other water-dependent uses: fishing  
18 supplies or something along those sort. And here's the  
19 artist's rendition of what that pier could look like.

20           This diagram illustrates some of the proposals  
21 for sustainable elements that are incorporated on the  
22 site. The water storage and reuse would allow us to  
23 reduce the amount of water that a development like this  
24 would generate by up to 40 percent.

25           The energy uses an on-site district energy



1 system that can be scaled based on the number of units  
2 in each of the phases. But long term, the idea is to  
3 use biomass and tertiary waste treatment to generate  
4 enough gas to -- to heat the entire development. The  
5 carbon reduction through some of these strategies would  
6 reduce the -- the carbon generated on this site from  
7 the current-day 25,000 tons to roughly 1,000 tons, and  
8 that is a 90 percent reduction in carbon.

9 And the transportation proposed here would  
10 include a -- a transit center that has access to the  
11 commuter rail, has access to King County Metro buses,  
12 as well as a shuttle service that would get people and  
13 residents up to the light rail and to State Route 99  
14 where there's significant transit service.

15 This view illustrates the South Village. It's  
16 a still from the animation you saw earlier. It  
17 illustrates also the possibility for solar panels on  
18 the roof, use of green roofs to mitigate the heat  
19 island effect from those low buildings, and you can see  
20 how each of these villages can provide access to the --  
21 the beach in between those low-rise units.

22 So I'm moving now into the -- the proposed  
23 building materials. Each of the buildings has a  
24 typology that we've suggested. The low-rise typology  
25 incorporates fixed wood screens, as well as railings



1 that are transparent and shading elements, and then  
2 operable windows and operable wood screens so that  
3 there's variation of -- in the facade and a way for the  
4 residents to mitigate the solar impacts. And here are  
5 some elevations with those materials indicated on them.

6           The mid-rise typology is of the same language,  
7 more of the -- the wood screens, but the taller  
8 buildings, we go to a hardier material, either a  
9 terra cotta or a high-pressure laminate or a -- or a  
10 metal panel, and the base is something more solid, a  
11 stone or a concrete material. And that language you  
12 can see in some of the images on the -- the right side  
13 here.

14           We're looking for something that is -- that  
15 represents the Northwest, use -- a lot of use of wood,  
16 use regional materials, a lot of recycled materials.  
17 And you can see the representation of the mid-rise  
18 buildings on this drawing.

19           And lastly, the -- the high-rise typology,  
20 more of the same with the wood screens. They're  
21 adapted slightly to work with the -- the more vertical  
22 element, and that would occur along the -- the  
23 midsection of the tower. The metal panel or the terra  
24 cotta, that would be infill at the opaque portions of  
25 the -- the tower, and then the base would be the





1 concrete or the tile again. And these are some of the  
2 elevations that were included in the April 30th package  
3 to respond to the request for those drawings.

4 And that brings me to the close of the  
5 presentation on the architectural components. Thank  
6 you.

7 THE HEARING EXAMINER: All right.

8 MR. VASQUEZ: Just a procedural issue,  
9 Your Honor, an exhibit was introduced at the beginning  
10 as P-1.

11 THE HEARING EXAMINER: Yes.

12 MR. VASQUEZ: Would you like us to move  
13 for entry of the exhibit to give the --

14 THE HEARING EXAMINER: No.

15 MR. VASQUEZ: -- County opportunity --

16 THE HEARING EXAMINER: [Unintelligible].

17 MR. VASQUEZ: -- to object?

18 THE HEARING EXAMINER: Generally speaking,  
19 the way I do it is, unless there's objection, it'll be  
20 deemed admitted.

21 MR. VASQUEZ: Okay. Thank you, Your  
22 Honor.

23 THE HEARING EXAMINER: That -- that makes  
24 things a whole lot easier, and this isn't -- this is  
25 quasi-judicial, so we can do that.



1 MR. VASQUEZ: I'm use to the judicial, so  
2 you have to excuse me.

3 THE HEARING EXAMINER: I -- I share your  
4 pain. I know. Me, too.

5 THE CLERK: [Unintelligible].

6 THE HEARING EXAMINER: Yeah, this is --  
7 now, is this one already in -- in the record?

8 THE CLERK: [Unintelligible].

9 MR. VASQUEZ: So we'll -- we'll move to  
10 introduce this as Exhibit P-2.

11 MALE VOICE: Correct.

12 THE HEARING EXAMINER: Generally speaking,  
13 I am allergic to having documents or things referred to  
14 in testimony if they're not in the record. So...

15 MR. VASQUEZ: That -- that concludes our  
16 presentation, Your Honor. Thank you.

17 THE HEARING EXAMINER: Okay. Thank you.

18 The only question I had was where did all that  
19 sand come from? Because most of the Northwest beaches  
20 I've been on are pretty rocky. Just saying.

21 Okay. Well, the plan had been to spend our  
22 time on the applicant's presentation this afternoon and  
23 then go to the County tomorrow morning. Is the County  
24 ready to proceed this afternoon, or will we be in  
25 recess until tomorrow morning?



1 MR. OTTEN: No, I think we need a few more  
2 hours to respond to what we received last night, so we  
3 might take advantage of...

4 THE HEARING EXAMINER: I suspected that  
5 might be the case.

6 MR. OTTEN: Yeah.

7 THE HEARING EXAMINER: Okay. So we'll be  
8 in recess, then, until 9:00 tomorrow morning. We'll  
9 hear from the County at 9:00 tomorrow morning, and then  
10 we'll start at 1:00 with public comment. Thank you.

11 (Proceedings recessed at 3:40 p.m., to be  
12 reconvened May 17, 2018, at 9:00 a.m. )

13 \* \* \* \* \*

14

15

16

17

18

19

20

21

22

23

24

25



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

TRANSCRIPTION CERTIFICATE

I, ELEANOR J. MITCHELL, the undersigned Certified Court Reporter in and for the State of Washington, do hereby certify:

That the foregoing transcript was transcribed under my direction; that the transcript is true and accurate to the best of my knowledge and ability to hear the audio; that I am not a relative or employee of any attorney or counsel employed by the parties hereto; nor am I financially interested in the event of the cause.

WITNESS MY HAND and DIGITAL SIGNATURE this 7th day of January, 2019.



ELEANOR J. MITCHELL, RPR  
Washington Certified Court Reporter, CCR 3006  
emitchell@yomreporting.com



<hr/>	28:19 52:6	24:7	<b>30.34A</b>	31:9 32:19
<b>\$</b>	53:12		22:10	
<b>\$10</b>	<b>13th</b>	<b>2-D</b>	<b>30.34A.040(1)</b>	<b>8</b>
25:11	32:15	20:8	39:18	
<hr/>	<b>14</b>	<b>2005</b>	<b>30th</b>	<b>8th</b>
-	54:1	47:3,9	30:23 31:7	32:20,25 33:2,
<hr/>	<b>15</b>	<b>2009</b>	33:5 57:7 65:2	12
<b>--ooo--</b>	52:6	22:8	<b>32,000</b>	<b>9</b>
3:2	<b>16</b>	<b>2010</b>	22:23	
<hr/>	3:1,8 53:14	22:8 47:12	<b>3500</b>	<b>90</b>
<b>1</b>	54:22	<b>2011</b>	23:12	39:21 41:18,
<hr/>	<b>17</b>	26:20		24 42:3 63:8
<b>1</b>	54:1	<b>2014</b>	<b>4</b>	<b>94,000</b>
13:13	<b>179</b>	27:3		22:23
<b>1,000</b>	44:24 45:5	<b>2017</b>	<b>4</b>	<b>99</b>
63:7	<b>18</b>	31:4 32:8,15	26:20	63:13
<b>1.0</b>	27:23	44:25 52:16	<b>40</b>	<b>9:00</b>
24:11 58:24	<b>180-foot</b>	<b>2018</b>	62:24	7:5,22
<b>10</b>	58:3	3:1,8 32:11	<b>4:00</b>	
20:22 27:3	<b>185th</b>	<b>220-foot</b>	9:9	<b>A</b>
<b>10,000</b>	35:22	38:22 39:20	<b>5</b>	<b>a.m.</b>
24:10	<b>1910</b>	<b>25,000</b>		7:22
<b>11</b>	46:24	63:7	<b>500</b>	<b>absurd</b>
53:14	<b>1911</b>	<b>250</b>	34:21	11:12
<b>11-0101007[sic</b>	47:1	24:15,16	<b>55</b>	<b>accept</b>
3:13	<b>1912</b>	<b>27th</b>	35:1	7:25 33:23
<b>11-101008</b>	5:6	33:15	<b>5:00</b>	<b>acceptable</b>
3:13	<b>192nd</b>	<b>2:05</b>	7:3	24:1 59:3
<b>11-101457</b>	35:22	3:4,5	<b>6</b>	<b>access</b>
3:12	<b>1950</b>	<b>2nd</b>		23:9 24:14
<b>11-101461</b>	47:1,3	14:6	<b>6</b>	36:7 37:13,18
3:12	<b>1:00</b>	<b>3</b>	44:25	38:3,9,12
<b>11-101464</b>	5:4 7:6		<b>60</b>	47:21 48:24
3:13	<b>2</b>	<b>3,000</b>	50:14	51:18,21,24
<b>116th</b>		29:5	<b>61</b>	52:11,13,23,
37:14 38:10,		<b>3,081</b>	23:2	25 53:1,5,11,
13 51:21		22:22	<b>62</b>	18,21 56:6,8,
<b>12</b>	<b>2</b>	<b>30</b>	35:3,6	15 57:17 58:9,
45:1 54:21	13:9 32:8	32:11	<b>6th</b>	10,13,14
<b>13</b>	50:15			59:25 60:2
	<b>2,653,000-plus</b>			61:6,10,22
				62:3,4,8



63:10,11,20	28:12,18	<b>affairs</b>	<b>altered</b>	<b>appendix</b>
<b>accommodate</b>	39:22 47:7,10	18:12	8:11	41:10
22:13	51:9 52:17	<b>affiliation</b>	<b>alternative</b>	<b>applause</b>
<b>accommodate</b>	<b>addre-</b>	8:24	11:22,24 13:2,	7:19
<b>d</b>	39:25	<b>afternoon</b>	9,13,17 27:7,9	<b>applica-</b>
22:18	<b>address</b>	3:7 7:3 9:7	59:2	17:9 40:9
<b>accommodatio</b>	9:15 10:4,10	11:3 12:17,20	<b>amended</b>	<b>applicant</b>
<b>n</b>	15:22 19:1	66:22,24	22:9	7:2 8:4 9:8
22:13	35:10 55:13,	<b>age</b>	<b>amendment</b>	10:10 11:23
<b>accompany</b>	24 56:3 60:6	35:1	41:8	12:3,9,11 14:9
57:22	<b>addressed</b>	<b>agree</b>	<b>amendments</b>	15:9 17:1,2
<b>accomplish</b>	9:14,16 10:20	6:16 28:19	28:4	<b>applicant's</b>
27:10	15:1 23:12	29:11	<b>amenities</b>	9:13 11:25
<b>accomplished</b>	32:23 34:17	<b>agreed</b>	56:25 59:23	12:4,17,21
28:12	37:2	34:8 37:9,10	<b>amenity</b>	13:24 16:13
<b>achieve</b>	<b>addresses</b>	<b>agreement</b>	57:1 62:7	66:22
20:8 24:22	39:25	26:1 28:11,14,	<b>amount</b>	<b>application</b>
<b>acres</b>	<b>addressing</b>	17	25:3 42:4	6:20 9:9,22,
23:2 50:14	44:1	<b>agreements</b>	62:23	24,25 10:5,21
<b>act</b>	<b>adequately</b>	37:7	<b>amphitheater</b>	11:10 18:8
3:23 22:14	7:14 37:2 44:4	<b>air</b>	62:3,4	20:2,9 22:3,20
<b>action</b>	<b>admitted</b>	4:5	<b>analysis</b>	23:19 25:12,
28:4 43:10	65:20	<b>airport</b>	40:2 60:4	14,15,18
<b>actions</b>	<b>adop-</b>	4:4,5	<b>animation</b>	26:15,19,25
22:11,19	44:20	<b>al-</b>	63:16	33:13 35:10,
26:16	<b>adopted</b>	13:8	<b>anticipated</b>	15 39:6,8
<b>active</b>	22:9 40:23	<b>aligned</b>	31:24	42:11 57:6
18:15	44:20	54:7	<b>api-</b>	<b>application's</b>
<b>activities</b>	<b>adopting</b>	<b>all-residential</b>	43:9	12:12
48:17	26:17	54:20	<b>apologize</b>	<b>applications</b>
<b>adapted</b>	<b>advantage</b>	<b>allegation</b>	30:21	6:7,12,23
64:21	50:21 59:20	9:19	<b>apology</b>	17:10
<b>added</b>	<b>advantages</b>	<b>alleged</b>	31:10	<b>applied</b>
25:9 35:14	54:15	34:20	<b>appeal</b>	38:17 39:2
<b>addition</b>	<b>advise</b>	<b>allergic</b>	26:21	<b>appliment-</b>
9:15	30:6	66:13	<b>Appeals</b>	11:9
<b>additional</b>	<b>advised</b>	<b>allocation</b>	27:2	<b>apply</b>
6:21 9:11	11:8 28:7,9	45:25	<b>appears</b>	35:5
10:24 15:23	<b>aerial</b>	<b>alongside</b>	15:15 39:14	<b>approach</b>
16:5 27:9,23	47:16 58:6	62:4	43:21	25:24 26:10,
	59:4			11 30:7 34:8
				37:18 59:11
				60:5,17



<b>approaching</b> 28:23 30:23	<b>aroused</b> 4:3	<b>audio</b> 20:18	11:23 52:18 60:18 63:1	21:3 60:24 61:4
<b>appropriately</b> 43:24	<b>art</b> 62:1	<b>Aurora</b> 35:22	<b>basically</b> 36:17	<b>beneath</b> 55:1 56:12,22
<b>approvable</b> 31:22	<b>articles</b> 5:7	<b>auscpices</b> 43:9	<b>basis</b> 29:23	<b>bifurcated</b> 23:4 43:8
<b>approval</b> 6:17 26:3 30:12 38:2	<b>artificially</b> 46:25	<b>authority</b> 4:18,19	<b>be-</b> 3:8	<b>big</b> 47:18
<b>approve</b> 6:15 28:4	<b>artist's</b> 62:5,19	<b>authorization</b> 41:8,14	<b>beach</b> 23:4,9 41:5,14 48:11 49:12 51:23 52:24 53:18,19,22 58:12 59:25 60:8,20 61:1 63:21	<b>bike</b> 61:23
<b>approved</b> 6:14 26:8,13 37:20 45:14	<b>artwork</b> 62:9	<b>authorized</b> 4:20,23,24		<b>binding</b> 41:25
<b>approximately</b> 7:3,9 22:22	<b>asks</b> 6:10 8:11,12	<b>availability</b> 15:8		<b>biodiverse</b> 46:24
<b>April</b> 27:3 31:4 33:13,15 52:16 57:7 65:2	<b>aspect</b> 46:3 61:14	<b>Avenue</b> 51:21	<b>beaches</b> 61:10 66:19	<b>biomass</b> 63:3
	<b>aspects</b> 62:12	<b>average</b> 24:14	<b>bear</b> 27:15	<b>bit</b> 4:5 11:11 14:18 16:22 46:3
<b>architect</b> 18:11 19:10 46:10	<b>asphalt</b> 47:10 49:6,19 50:9	<b>aware</b> 9:8	<b>bec-</b> 9:21	<b>black</b> 51:4
<b>architectural</b> 46:14 65:5	<b>assisted</b> 27:5	<b>B</b>	<b>beef-</b> 10:19	<b>blame</b> 45:18
<b>area</b> 21:10 24:5,9 46:24 48:2 52:7 57:17,18, 19,25 62:6	<b>assumed</b> 29:1 43:12	<b>back</b> 5:24 14:3 22:1,4 26:7 33:23 41:15 43:4 49:15 51:12 53:6,8 58:17 60:11, 12	<b>began</b> 22:8 29:24	<b>blameless</b> 30:19
<b>areas</b> 36:22 48:22 50:25 52:1 57:16	<b>Assumptions</b> 28:13	<b>bad</b> 5:13,16 29:20	<b>begin</b> 3:5	<b>blank</b> 36:18
<b>argue</b> 40:6	<b>assured</b> 33:8	<b>band's</b> 4:11	<b>beginning</b> 7:6,22 17:21 65:9	<b>Blue</b> 47:12
<b>arguing</b> 25:8	<b>attached</b> 5:7	<b>band's</b> 4:11	<b>begins</b> 3:4 20:24	<b>bluff</b> 21:3 38:22,23 47:24 49:12 51:14 57:19
<b>armored</b> 48:7	<b>attendance</b> 18:14	<b>barges</b> 48:15	<b>behalf</b> 14:9	<b>board</b> 26:22 27:6
	<b>attention</b> 7:10	<b>base</b> 19:18 64:10, 25	<b>believed</b> 37:2	<b>booing</b> 4:10
	<b>attorney</b> 9:3 31:16	<b>based</b>	<b>below-grade</b> 54:25 55:2	<b>bottom</b> 44:6 48:13
	<b>attorney's</b> 32:18		<b>bench</b>	



<b>boulder</b> 48:7 50:6 60:9	6:9 8:12,14,19	3:14	48:8 49:3	9:14 11:2
<b>boulevard</b> 52:11,12,23 53:8 56:8 59:12 61:20, 24 62:1	<b>build</b> 30:11 41:17	<b>canoe</b> 62:17	52:21 53:23, 24 54:4,9,11 56:24 59:15	<b>claiming</b> 10:18,19
<b>boundaries</b> 37:15	<b>building</b> 36:7 41:24 43:13 52:3 53:10 56:11, 12,20 57:16 59:19 60:7,16 63:23	<b>cap</b> 29:17,19	<b>challenging</b> 48:3	<b>clapping</b> 4:10
<b>boundary</b> 38:13,14	<b>buildings</b> 38:6,20,24 39:19,21 42:3, 5 51:10,16 53:13,16,25 54:2 56:14,21 57:18 58:8,16 59:6,10 61:13 63:19,23 64:8, 18	<b>capable</b> 23:16	<b>change</b> 17:4,12 23:12 35:4 36:13 55:20 61:11, 12	<b>clarifications</b> 10:23 44:10
<b>Breach</b> 51:19	<b>built</b> 38:20 41:8,13, 25 42:7	<b>capture</b> 28:21 29:12, 17 30:1	<b>Chapter</b> 22:10	<b>clarify</b> 9:10 35:12 46:11
<b>breakfast</b> 16:22	<b>burden</b> 12:11 15:14 27:15	<b>captured</b> 7:14 47:25	<b>chapters</b> 43:17	<b>clean</b> 50:9
<b>bridge</b> 48:23 49:20 52:12 55:7,16 56:7,8 57:3 58:10 61:24	<b>Burlington</b> 26:5	<b>carbon</b> 63:5,6,8	<b>chart</b> 32:21	<b>cleaned</b> 43:12
<b>bridges</b> 47:22	<b>bus</b> 35:19 51:23	<b>carry</b> 19:3,18 42:23	<b>chat</b> 3:24	<b>cleanup</b> 43:7,23
<b>briefing</b> 43:20	<b>buses</b> 63:11	<b>carrying</b> 19:22	<b>cheering</b> 4:10 7:19	<b>CLERK</b> 14:16 20:12, 15,20 38:11 66:5,8
<b>briefings</b> 5:23	<b>business</b> 11:4	<b>cascades</b> 61:17	<b>Chevron</b> 47:3,24	<b>close</b> 7:10 8:1 20:22 49:10,13 65:4
<b>briefly</b> 55:3 56:5	<b>C</b>	<b>case</b> 17:4	<b>chump</b> 17:4	<b>closer</b> 14:18 45:5
<b>bright</b> 8:22		<b>cases</b> 8:7	<b>circulation</b> 58:19	<b>closes</b> 7:24
<b>Brightwater</b> 47:14 48:24		<b>castigated</b> 30:17	<b>circumstance</b> 57:11	<b>code</b> 6:9,21 9:18 12:12 22:10 24:2,12,13 25:1,5 26:18 35:3 39:1 42:14,22,24 54:16 56:16
<b>bring</b> 30:4,8 38:8 55:6		<b>cell</b> 3:16,24	<b>city</b> 23:22 27:13, 18	<b>code-</b> <b>compliant</b> 58:2
<b>brings</b> 65:4		<b>center</b> 22:8,10,11,20, 21 24:2,12 47:8 50:18 56:11,21 63:10	<b>civic</b> 4:2	<b>comfortable</b> 21:14
<b>broader</b> 46:13		<b>center's</b> 26:18	<b>civil</b> 57:14	<b>commence</b>
<b>BSRE</b>		<b>central</b> 21:7,9 47:6	<b>claim</b> 9:20 10:11,15 11:8 30:19	
	<b>call</b> 16:9		<b>claimed</b>	
	<b>calls</b> 7:4 8:3			
	<b>Camp</b>			





12:21 <b>comment</b> 5:3,4,18 7:6,7, 22,24,25 11:16,18 12:20 17:20, 23 31:3 34:7, 9,10 40:25 41:1 44:25 <b>comments</b> 5:6,12,17 7:8 31:6,8,13 41:4 43:23 44:11 55:14 56:1 <b>commercial</b> 4:5 52:1,7 53:24 62:12 <b>commit</b> 40:18 44:8 <b>commitment</b> 35:25 41:16, 22,25 <b>committed</b> 35:18 <b>communicate</b> 36:19 <b>communication</b> 11:21 36:14 <b>communities</b> 50:17 <b>community</b> 35:20 53:10 56:11,12,20 <b>community- services</b> 52:2 <b>commuter</b> 23:5 63:11 <b>comp</b> 23:12	<b>Company</b> 47:1 <b>comparable</b> 29:13 <b>complaining</b> 25:7 <b>complete</b> 28:1 37:10 <b>completed</b> 27:24 <b>compliance</b> 4:21 <b>complicated</b> 23:19 25:18 <b>complicating</b> 24:25 <b>complication</b> 25:10 <b>complications</b> 25:17 <b>comply</b> 5:14 24:17 32:25 39:11 <b>complying</b> 27:6 <b>component</b> 27:12 42:12 58:22 <b>components</b> 52:15 65:5 <b>comprehensive</b> 22:9 <b>comprised</b> 53:13 <b>conceivable</b> 32:24 <b>conceived</b> 50:13 61:15	<b>conceiving</b> 46:13 <b>concept</b> 46:14 50:13 51:15 59:16 <b>concepts</b> 46:15 61:5 <b>conceptual</b> 23:13 <b>concern</b> 12:3 15:14 34:22 37:4 38:5 44:24 <b>concerns</b> 10:4 <b>conclude</b> 12:4,8 <b>concludes</b> 32:10 66:15 <b>conclusion</b> 12:5 23:14 <b>concrete</b> 64:11 65:1 <b>condition</b> 26:3 38:2 55:10 60:12 <b>conditions</b> 30:12 45:14 47:17 61:2 <b>conducted</b> 40:3 <b>conference</b> 7:1 <b>configuration</b> 57:10 <b>configurations</b> 37:24 <b>conflict</b> 9:18 10:7 12:12 36:22	39:6,15 44:19 45:7 62:13 <b>conflicts</b> 6:8,20 44:18, 24 <b>considerable</b> 30:14 <b>consideration</b> 34:1 <b>construct</b> 6:3 <b>constructing</b> 57:18 <b>construction- level</b> 25:3 <b>consultant</b> 28:7,8 30:5 <b>consultants</b> 15:2 22:5 32:16 44:5 <b>consumed</b> 26:15 <b>consuming</b> 17:22 <b>contact</b> 8:6 15:6 <b>contacts</b> 5:21 <b>contained</b> 33:17 <b>contamination</b> 43:2 <b>contemplated</b> 41:6 <b>contest</b> 4:14 <b>continuance</b> 10:4,11 11:15, 25 13:5 14:23	33:10 <b>continuation</b> 61:16 <b>continue</b> 5:8 7:21,25 9:7 33:24 <b>continued</b> 8:15 37:22 47:4 <b>controversial</b> 4:6 <b>conversation</b> 3:25 33:4 <b>conversations</b> 29:10 37:7 <b>converted</b> 57:2 <b>coordinating</b> 46:12 <b>Correct</b> 66:11 <b>correction</b> 55:25 <b>correctly</b> 12:16 55:17 <b>correspondence</b> 40:14 41:21 <b>cost</b> 10:12,16 17:1 <b>cotta</b> 64:9,24 <b>council</b> 4:20 22:15 28:3 <b>council's</b> 22:19 <b>counsel</b> 9:10 14:7 18:8 21:15
--	---	--	---	--



<b>count</b> 7:17	<b>covered</b> 28:11,15 30:1	36:3	59:3 65:20	<b>depending</b> 12:8 15:4
<b>Countryman</b> 14:3 25:7 31:17 52:20	<b>craft</b> 62:15	<b>daily</b> 24:15	<b>deeper</b> 46:17	<b>deputy</b> 30:21
<b>county</b> 4:1,19,20,21 5:14 6:8,9,21 15:15,16 16:2 22:9,12,13,16 23:20,22,25 24:12,13,19 25:8,13,19 26:4,23,24 27:5,19 28:9, 19 29:10,21 30:8,16,24 31:1,2 32:1, 20,24 33:11, 16 34:13 35:3, 11,16 36:13, 22 37:6,15 38:16 39:13 41:15 42:22 43:4,5,14,19, 22 44:10 45:1, 8,24,25 55:17 57:13 63:11 65:15 66:23	<b>created</b> 50:22 60:20	<b>dan</b> 18:4,10,16,24 19:7,9 36:9	<b>defect</b> 10:21	<b>describe</b> 7:2,5
	<b>creates</b> 58:17	<b>date</b> 6:11,22 26:20 32:25	<b>deficiencies</b> 34:20	<b>description</b> 12:18
	<b>creating</b> 26:18	<b>day</b> 5:24 11:19 13:15 16:14 24:16	<b>defines</b> 35:3	<b>design</b> 20:4,6 25:23 27:18 46:3,18 48:19 50:13 56:3 59:16
	<b>creation</b> 16:13,14 27:7	<b>daylight</b> 51:9	<b>definition</b> 34:24 35:4 42:13,16	<b>designated</b> 22:10 41:1
	<b>Creek</b> 47:24	<b>days</b> 11:4 12:6,8	<b>degree</b> 46:19	<b>designer</b> 61:15
	<b>crescents</b> 51:3,6	<b>deadline</b> 30:24 31:7 32:25 33:2,5	<b>delay</b> 30:18,22 31:11	<b>desirable</b> 39:23
	<b>critical</b> 28:23	<b>deadlines</b> 6:22	<b>delayed</b> 8:13	<b>detail</b> 22:6 24:20 25:3,4
	<b>cross- boundary</b> 23:23	<b>deal</b> 23:25	<b>demand</b> 55:22	<b>detailed</b> 11:20
	<b>cross-exam</b> 12:9	<b>dealing</b> 28:10 30:2	<b>demand</b> 55:22	<b>details</b> 11:15
	<b>crossing</b> 21:4	<b>dealt</b> 31:16 36:21	<b>denial</b> 45:10	<b>determine</b> 4:23,24
<b>County's</b> 12:10,24 15:22 16:3 17:9 22:4 25:16,20,24 26:16 28:8 30:5,22 31:3 33:21 37:19, 25 39:3 44:15, 17,25 45:10	<b>culvert</b> 47:25	<b>decided</b> 22:15 23:17 30:25	<b>denied</b> 6:8 39:6,16	<b>development</b> 5:14 9:5 22:21 23:2,10 24:6, 14 29:2,3,20 55:10 56:23 58:24 59:11 61:9 62:23 63:4
	<b>current</b> 20:4 35:21 41:16	<b>decision</b> 6:3 7:13 27:3	<b>densely</b> 61:16	
	<b>current-day</b> 63:7	<b>decisions</b> 25:23 38:1	<b>densify</b> 50:23	
	<b>cut</b> 60:11	<b>declaration</b> 43:6,16	<b>density</b> 23:14 29:5 38:6 42:4 50:16	
<b>Court</b> 26:24 27:1,2	<b>cycles</b> 55:25	<b>dedicated</b> 23:6 27:4	<b>deny</b> 6:19	<b>deviation</b> 24:18 39:2,8
<b>courtroom</b> 3:22,23		<b>deemed</b>	<b>department</b> 9:5 32:17 36:6 43:9,25	<b>deviations</b> 45:14 57:5,7, 15
<b>courtyard</b> 54:4	<b>D</b>			
	<b>d-</b>			



<b>diagram</b> 55:11 62:20	47:19 48:5,21 61:24	<b>due</b> 23:19	<b>efficient</b> 36:12	<b>energy</b> 56:11 62:25
<b>diagrammatic</b> 51:4	<b>dock</b> 23:9 62:15	<b>dumping</b> 11:9	<b>efforts</b> 28:18 46:13	<b>enforce</b> 51:11
<b>dictates</b> 24:3	<b>document</b> 28:13 34:11	<b>Dutch</b> 47:1	<b>egress</b> 58:11	<b>enforceable</b> 29:18 30:12
<b>difference</b> 49:11 59:7	<b>documented</b> 39:22	<hr/> <b>E</b> <hr/>	<b>EIS</b> 6:7 13:7 23:15 28:6,7,8 39:24 40:2 41:3,4,11 43:5	<b>enforcing</b> 35:16
<b>differences</b> 20:1	<b>documents</b> 16:1 22:20 26:17 28:5 33:19,23 55:12 60:25 66:13	<b>earlier</b> 26:17 48:23 52:19 57:25 60:17 63:16	<b>election</b> 4:13,18 7:17	<b>engineer</b> 57:14,21
<b>differently</b> 6:4	<b>dog's</b> 16:22	<b>early</b> 23:24 26:7 29:9 40:18,21 59:16	<b>element</b> 62:1,10 64:22	<b>engineered</b> 60:6
<b>difficult</b> 24:21	<b>double</b> 51:4	<b>easement</b> 47:14	<b>elements</b> 32:22 59:13 62:9,21 64:1	<b>engineering</b> 37:23
<b>diminished</b> 34:15 37:1	<b>doubt</b> 45:9,10,12	<b>easier</b> 65:24	<b>elevation</b> 51:15,24,25 55:5,7,8 61:11,12	<b>enhance</b> 61:1
<b>Dino</b> 14:8	<b>Doug</b> 18:9	<b>easily</b> 34:19	<b>elevation-level</b> 49:11	<b>enjoyed</b> 5:6
<b>direct</b> 5:20	<b>Doug's</b> 55:25	<b>east</b> 21:3 48:2 51:20 52:24	<b>elevations</b> 64:5 65:2	<b>ensure</b> 10:8 12:13
<b>direction</b> 5:24 36:19	<b>draft</b> 42:24 43:17	<b>eastern</b> 37:14	<b>embarrassing</b> 3:19	<b>Entering</b> 21:9
<b>director</b> 5:23 30:21	<b>drawing</b> 64:18	<b>easy</b> 28:16 35:4	<b>emergency</b> 52:3 53:3 58:11	<b>enters</b> 53:9
<b>disagree</b> 6:17	<b>drawings</b> 20:8 25:3 46:11 65:3	<b>ecologically</b> 46:24	<b>emphasis</b> 61:21	<b>entire</b> 53:6 55:5 63:4
<b>disagreement</b> 29:25	<b>drawn</b> 43:3	<b>Ecology</b> 43:10,25	<b>en</b> 17:21	<b>entrance</b> 51:23 58:17
<b>disagrees</b> 6:9	<b>Drew</b> 38:8	<b>edge</b> 49:24	<b>end</b> 15:22 33:13 49:18 53:7	<b>entry</b> 65:13
<b>discussion</b> 3:9 4:3 43:4	<b>drive</b> 25:23 51:19, 23 58:12	<b>Edmonds</b> 35:21 42:20	<b>ends</b> 21:12	<b>Envac</b> 56:19
<b>discussions</b> 4:6 47:18	<b>drops</b> 55:8	<b>effect</b> 63:19		<b>environment</b> 54:5 58:18,19
<b>disposed</b> 34:19				<b>Environmental</b> 23:11
<b>district</b> 62:25				<b>envisioned</b> 62:6
<b>divided</b>				<b>errors</b>



33:18	<b>examples</b> 34:12 41:13	51:8	61:10	<b>filled</b> 46:25
<b>es-</b> 61:12	<b>excuse</b> 53:15 66:2	<b>expressly</b> 41:6	<b>families</b> 54:6	<b>final</b> 44:14 57:23
<b>esplanade</b> 21:8 53:5,19, 20 54:23 55:4 60:1,12 61:6, 11	<b>executive</b> 5:23	<b>extend</b> 6:21 35:24	<b>family</b> 5:20	<b>finalized</b> 28:3
<b>essentially</b> 24:10	<b>exhibit</b> 20:11,14,16 25:6 34:11 65:9,13 66:10	<b>extended</b> 6:12	<b>fancy</b> 3:21	<b>finance</b> 26:2
<b>establish</b> 12:11 29:17	<b>exhibits</b> 10:6	<b>extends</b> 48:9	<b>fault</b> 30:18,20	<b>financial</b> 5:21
<b>Estate</b> 47:13	<b>existed</b> 36:23	<b>extension</b> 15:11,12 31:1 32:7,11 33:8 34:2 36:14 45:23	<b>feature</b> 62:2	<b>find</b> 3:18
<b>evaluate</b> 4:16 5:2	<b>existing</b> 41:7,13 47:17 48:1,11 49:6 55:10 57:2 60:9,16	<b>extremely</b> 3:19	<b>feeds</b> 47:25	<b>fine</b> 21:14
<b>event</b> 4:10 53:3	<b>expanding</b> 47:5	<b>eye</b> 50:7	<b>feel</b> 7:14	<b>finish</b> 5:10 12:23 45:23
<b>eventually</b> 27:2	<b>expect</b> 33:7,9	<b>F</b>	<b>feelings</b> 7:14	<b>finished</b> 29:19
<b>EVERETT</b> 3:1	<b>expense</b> 15:8	<b>facade</b> 64:3	<b>feels</b> 50:4	<b>fire</b> 36:6,8 52:20 53:1
<b>evidence</b> 4:15	<b>expensive</b> 17:1	<b>facility</b> 47:2 49:6 62:16	<b>feet</b> 22:23,24 24:7, 10 39:21 41:18,24 42:3 50:15	<b>firm</b> 18:10 46:14
<b>evolving</b> 24:19	<b>experiences</b> 29:14	<b>fact</b> 6:16 23:19 25:1	<b>felt</b> 28:6 44:16	<b>fishing</b> 62:17
<b>examiner</b> 3:7,10,15 9:2 12:15 13:4,6, 9,11,16,19,22 14:7,10,14,17, 20 16:10,16, 21 17:16 18:6, 19 19:1,8,11, 14,21 20:10, 13,16,21,25 21:13,17,22 28:25 33:25 46:4,7 65:7, 11,14,16,18, 23 66:3,6,12, 17	<b>experts</b> 13:24 14:2	<b>factor</b> 7:12	<b>ferry</b> 42:19	<b>fit</b> 23:17
	<b>expiration</b> 6:11,22	<b>factors</b> 24:25 40:1	<b>fewer</b> 45:3	<b>fits</b> 12:2
	<b>expire</b> 17:10	<b>factual</b> 33:17	<b>file</b> 3:12 40:15	<b>fixed</b> 63:25
	<b>explain</b> 28:21	<b>fair</b> 8:9,19 12:14 16:19 17:24	<b>filed</b> 9:14	<b>flesh</b> 22:5
	<b>explicitly</b> 41:14	<b>fairly</b> 6:2 17:8 28:16 31:5 40:21	<b>filing</b> 34:17 35:10 37:3	<b>flexible</b> 8:9
	<b>expose</b>		<b>filings</b> 45:2	<b>floating</b> 62:14
				<b>flood</b> 55:3



<b>flooding</b> 55:9	<b>fund</b> 35:18,25 41:22	<b>gentle</b> 60:20 61:7	<b>greatest</b> 38:5	<b>hardier</b> 64:8
<b>floor</b> 58:5	<b>funding</b> 40:17,18	<b>geom-</b> 17:6	<b>greatly</b> 37:1	<b>harm</b> 10:12
<b>floor-area</b> 24:4	<b>future</b> 18:13 41:2 56:23	<b>geometrically</b> 17:6	<b>green</b> 8:22 14:14 42:5 63:18	<b>head</b> 19:16
<b>focused</b> 46:2 51:2		<b>geotechnical</b> 57:21	<b>grounds</b> 45:10	<b>hear</b> 5:19 16:20 19:17 31:22 40:8 57:13
<b>follow-through</b> 30:16	<b>G</b>	<b>give</b> 20:7 21:24 50:17 65:13	<b>growth</b> 22:14,17 26:21 45:25	<b>hear-</b> 9:20 12:4
<b>fon-</b> 39:5	<b>G-14</b> 34:11	<b>giving</b> 31:13	<b>guard</b> 14:24	<b>heard</b> 8:10 14:22
<b>foot</b> 24:4,5	<b>G-4</b> 25:6	<b>go-arounds</b> 31:21	<b>guided</b> 8:9	<b>hearing</b> 3:7,10,14,15, 18,21 4:14 6:3,24 8:1 9:20 10:8,15 11:6 12:5,14, 15 13:4,6,9, 11,16,19,22 14:2,7,10,14, 17,20 15:11 16:3,10,15,16, 21 17:16 18:6, 19 19:1,8,11, 14,21 20:10, 13,16,21,25 21:13,17,22 24:23 26:22 28:25 46:4,7 65:7,11,14,16, 18,23 66:3,6, 12,17
<b>footage</b> 24:8	<b>Gantt</b> 32:21	<b>goal</b> 48:18	<b>guiding</b> 56:4	
<b>forego</b> 12:18	<b>Gary</b> 18:7 50:10 52:19 55:25 57:24 58:7	<b>good</b> 3:7 4:24 5:13, 16 29:22 31:18	<b>H</b>	
<b>forgotten</b> 43:22	<b>gas</b> 63:4	<b>government</b> 18:12	<b>half</b> 26:14 48:9	
<b>form</b> 20:4 25:24	<b>gateway</b> 59:13	<b>grab</b> 21:18	<b>halted</b> 6:6	
<b>forums</b> 27:23	<b>gave</b> 32:8	<b>grade</b> 49:7 60:11	<b>hand</b> 60:19	
<b>fourth</b> 11:8	<b>generalized</b> 25:2	<b>graded</b> 48:11	<b>handle</b> 42:9	
<b>frame</b> 25:16	<b>generally</b> 28:22 44:3 65:18 66:12	<b>granted</b> 31:1 33:8 39:8,9	<b>handled</b> 41:24 43:9 44:4 45:12,13	
<b>frankly</b> 41:18	<b>generate</b> 24:14 62:24 63:3	<b>granting</b> 45:6	<b>happened</b> 30:15 36:13	<b>hearings</b> 27:6
<b>free</b> 7:15	<b>generated</b> 63:6	<b>grave</b> 37:4	<b>happening</b> 61:3	<b>heat</b> 56:13 63:4,18
<b>Friday</b> 7:21,23 9:10 11:5,9 12:20	<b>Generation</b> 34:25	<b>great</b> 19:21 27:20 36:5 44:18 45:11	<b>happy</b> 16:20 27:21	<b>hei-</b> 59:18
<b>fuel</b> 48:14,15	<b>generous</b> 45:6		<b>hard</b> 20:7 45:4,19	<b>height</b> 39:18,21,22
<b>fully</b> 34:7 35:10				



57:24 58:5 59:1,7,15		<b>imagine</b> 45:4	<b>incorporates</b> 54:4 63:25	<b>internal</b> 28:21 29:11, 17 30:1
<b>heights</b> 59:19	<b>I</b>	<b>immediately</b> 30:9	<b>increased</b> 57:24	<b>interpretation</b> 40:9
<b>helps</b> 50:24 51:13 58:20	<b>idea</b> 4:24 15:7 29:22 51:6 63:2	<b>impact</b> 23:11,16,21 38:25 43:18	<b>increasing</b> 59:1	<b>interrupted</b> 3:17
<b>high-capacity</b> 39:24 40:5	<b>ideal</b> 23:1	<b>impacts</b> 23:21 27:15, 18 51:13 61:3 64:4	<b>incurred</b> 23:22	<b>introduce</b> 8:23 19:5 66:10
<b>high-occupancy</b> 42:13,16,22	<b>identical</b> 24:8	<b>impartially</b> 6:2	<b>independently</b> 54:14 58:25	<b>introduced</b> 18:21 65:9
<b>high-pressure</b> 64:9	<b>identified</b> 43:20 55:2 62:12	<b>implicitly</b> 6:16	<b>indirect</b> 5:20	<b>introduction</b> 21:25
<b>high-rise</b> 50:19 59:8 64:19	<b>ignores</b> 25:15,20 39:7	<b>imply</b> 27:25	<b>individual</b> 22:5	<b>invitation</b> 16:4 34:3
<b>higher</b> 51:25 55:22	<b>II</b> 40:22 56:18	<b>important</b> 30:24 44:6	<b>individually</b> 17:20	<b>involved</b> 27:22 36:17
<b>hillside</b> 38:25 58:8 61:17	<b>III</b> 55:21 56:23	<b>importantly</b> 17:5	<b>infill</b> 64:24	<b>involvement</b> 27:17
<b>history</b> 4:2 21:25 25:19 46:21	<b>illustrate</b> 20:6 60:5	<b>impressed</b> 16:25	<b>information</b> 16:5 43:2,24	<b>involving</b> 26:15 27:7
<b>Honor</b> 14:8,21 16:1 18:3 65:9,22 66:16	<b>illustrated</b> 58:4	<b>in-</b> 36:17	<b>initial</b> 55:23	<b>irony</b> 15:10
<b>houses</b> 38:22	<b>illustrates</b> 49:10,17 62:20 63:15, 17	<b>include</b> 42:18 55:15 56:9,11,14,19 63:10	<b>injunction</b> 26:22	<b>irrelevant</b> 5:16
<b>housing</b> 34:25	<b>illustration</b> 59:25	<b>included</b> 43:17 65:2	<b>insulted</b> 41:18	<b>irreparable</b> 10:11
<b>hovering</b> 21:2	<b>illustrations</b> 60:3 61:20	<b>includes</b> 42:2,15 56:24	<b>intended</b> 46:1	<b>island</b> 63:19
<b>Huff</b> 18:3,7,8 21:13,16,20, 23 29:4 38:12	<b>im-</b> 59:4	<b>including</b> 11:6 22:22	<b>intent</b> 20:6	<b>issuance</b> 26:22
<b>hundred</b> 23:7	<b>image</b> 48:14 49:8,9, 17,19 50:2 58:4,6 59:4 61:7	<b>incorporate</b> 62:9	<b>interest</b> 5:21 18:15 59:20	<b>issue</b> 5:15 9:16,17 10:21 11:24 15:21,25 25:8, 21 31:2 38:4 41:20 65:8
	<b>images</b> 47:6 49:8 58:1 60:17 64:12	<b>incorporated</b> 35:15 47:11 52:1,16 62:21	<b>interested</b> 40:13,16,17 44:15	<b>issued</b> 6:25 26:23
			<b>interesting</b> 42:12	
			<b>interface</b> 20:22	



34:13 43:6,14	62:16	<b>lastly</b> 64:19	49:6	<b>long</b> 25:13 34:11 40:23 43:3 45:16 63:2
<b>issues</b> 10:7 12:2 14:25 23:23 25:25 27:11, 13 28:2,10,20 34:14 35:9,11 36:6,11,25 44:1,8,24 45:24	<b>key</b> 25:21 27:12 28:20	<b>law</b> 5:2	<b>light</b> 8:22 35:22,24 42:20,23 63:13	<b>longer</b> 9:21 10:15 45:17
	<b>kind</b> 14:23 15:25 23:2 29:6 30:7 56:1	<b>laws</b> 44:21	<b>limit</b> 30:2 35:1,15	<b>looming</b> 33:5
	<b>kinds</b> 28:9	<b>LDA</b> 3:13	<b>limited</b> 4:19	<b>lost</b> 15:10
<b>ITE</b> 34:25	<b>King</b> 23:22 26:23 63:11	<b>leave</b> 8:21 29:3 46:20	<b>limits</b> 39:18,21	<b>lot</b> 28:1,5 36:11 40:8 47:18 56:18 57:9 64:15,16 65:24
<b>items</b> 45:12		<b>led</b> 27:22	<b>lines</b> 51:5	
<b>ixnored[ phonetic</b> 37:6	<hr/> <b>L</b> <hr/>	<b>left</b> 49:17,22 50:2 58:6	<b>lingered</b> 28:20	
<hr/> <b>J</b> <hr/>	<b>laid</b> 13:2	<b>legal</b> 4:17 7:12 26:16	<b>list</b> 41:12	<b>low</b> 50:4 63:19
<b>Jacque</b> 18:10	<b>lamine</b> 64:9	<b>length</b> 40:13 44:18 62:8	<b>listening</b> 14:2	<b>low-</b> 54:25
<b>January</b> 32:20,25 33:2, 5,12,24	<b>land</b> 9:3 18:8 31:15	<b>less-dense</b> 27:7	<b>literally</b> 16:14 39:11 40:3,4 49:25	<b>low-density</b> 38:17
<b>job</b> 5:1 21:24	<b>landscape</b> 61:14,15 62:9	<b>letter</b> 22:4 25:5,7 31:3 32:8,12, 19 33:11,22 34:8,9 41:1 44:25	<b>literate</b> 25:1	<b>low-graded</b> 53:21
<b>judicial</b> 66:1	<b>landslide</b> 48:3 57:15,17, 18	<b>letters</b> 26:4,5 29:24	<b>literature</b> 29:4	<b>low-rise</b> 50:20 53:15 54:2,3 59:8 61:9 63:21,24
<b>June</b> 14:6 30:23 31:7	<b>lane</b> 37:23 61:23	<b>level</b> 25:10 50:5,7 52:7 55:6 61:8	<b>litigation</b> 26:15,19 27:4	<b>lower</b> 38:6 47:20,21, 22 48:5,21 49:12,14 50:2 51:10,15 52:6 58:4 61:7,13
<b>jurisdiction</b> 37:20	<b>language</b> 25:1 30:11 35:14 39:12 42:21 64:6,11	<b>levels</b> 52:6 53:14,15 54:1 55:1	<b>litigator</b> 8:7	
<b>justify</b> 40:20	<b>large</b> 20:3 22:12 25:16 31:12 46:11 52:18 60:22	<b>levy</b> 55:4	<b>locate</b> 58:8	<b>lowest</b> 61:8
<hr/> <b>K</b> <hr/>	<b>largely</b> 37:17 48:25	<b>lies</b>	<b>located</b> 39:23 40:5	<b>LU</b> 3:12
<b>Karr</b> 14:9	<b>largest</b> 54:9		<b>Locating</b> 51:12	<b>Luetjen</b> 18:9 33:6
<b>kayak</b>			<b>location</b> 21:14	
			<b>logical</b> 25:20 38:23	





<b>M</b>	31:13 32:23 36:12	<b>means</b> 35:6 44:22 45:19 54:16	<b>metal</b> 64:10,23	<b>mitigating</b> 30:13
<b>made</b> 14:11 22:2 28:1,5 31:3,25 36:13 37:22 40:10 44:7 45:20,21 55:14,20	<b>Manual</b> 35:1	<b>measures</b> 36:22	<b>Methods</b> 28:13	<b>mitigation</b> 23:16 28:24 60:23
<b>magnitude</b> 31:20	<b>map</b> 37:19	<b>mechanical</b> 52:8	<b>Metro</b> 63:11	<b>mixed-use</b> 22:21
<b>main</b> 43:8	<b>marine</b> 48:14	<b>mechanism</b> 35:16	<b>microphone</b> 8:22,23 14:10 19:2,15 21:18, 19	<b>modified</b> 62:11
<b>maintain</b> 58:9	<b>Mark</b> 18:12	<b>medical</b> 52:4	<b>mid-</b> 54:2	<b>modify</b> 55:15
<b>maintained</b> 53:2 57:12	<b>marsh</b> 46:23	<b>meet</b> 54:12 55:18 58:24	<b>mid-rise</b> 50:20 53:16 54:3,23 59:8 64:6,17	<b>Monday</b> 9:14 12:21
<b>major</b> 23:16,21 27:14 34:22 36:22,25 44:22	<b>marshal</b> 52:20	<b>meeting</b> 30:8 32:15 36:8,11,16 52:19	<b>midsection</b> 64:23	<b>month</b> 7:1
<b>make</b> 6:3 7:16 8:22, 23 20:14 21:17 35:13 44:11 48:3,18	<b>marshal's</b> 36:8	<b>meetings</b> 5:25	<b>mile</b> 23:4	<b>months</b> 27:23 28:19 31:9 60:4
<b>makes</b> 38:21 65:23	<b>mass</b> 17:21	<b>meets</b> 54:15 56:16	<b>million</b> 25:11 50:15	<b>moot</b> 10:1,15
<b>making</b> 38:1	<b>massing</b> 57:24 58:2,3,5	<b>member</b> 32:17	<b>millions</b> 17:3	<b>morning</b> 12:19 66:23, 25
<b>MALE</b> 66:11	<b>master</b> 62:13	<b>memo</b> 41:19	<b>minimize</b> 50:24	<b>move</b> 39:10 65:12 66:9
<b>management</b> 22:14 26:21 32:17 44:2	<b>material</b> 64:8,11	<b>Memorial</b> 13:15	<b>minimum</b> 24:3,5,9	<b>moves</b> 55:8
<b>mandate</b> 22:12	<b>materials</b> 9:9,11,15 10:5,23 11:10 20:2 57:7 63:23 64:5,16	<b>memory</b> 37:5	<b>minute</b> 11:10	<b>moving</b> 6:5 24:21 49:7 53:23 54:19 59:23 63:22
<b>mandating</b> 26:24	<b>Matt</b> 9:3	<b>mentioned</b> 9:6 39:19 41:6,14 48:23 50:10 52:19 54:24 56:20 57:24 60:10	<b>minutes</b> 7:9	
<b>manner</b>	<b>matter</b> 5:12,21 9:7 26:25	<b>mere</b> 10:23	<b>misinterpretati ons</b> 33:18	<b>N</b>
	<b>max</b> 7:9	<b>met</b> 18:9 27:19	<b>mistake</b> 14:11	<b>narrative</b> 57:21
	<b>mayor</b> 18:13		<b>mitigate</b> 27:18 63:18 64:4	<b>narrowed</b> 44:8
	<b>mea-</b> 36:21			<b>natural</b> 60:12





<b>navigating</b> 21:5	<b>noticed</b> 11:17	<b>October</b> 31:9 32:19 44:25	<b>operate</b> 42:19 54:18	9:2,3 13:1,5,8, 10,13,18,21, 23 16:11,12, 17 17:15
<b>needed</b> 44:10	<b>notify</b> 9:10	<b>odd</b> 10:25	<b>operated</b> 47:2	
<b>negotiated</b> 27:16	<b>November</b> 32:15	<b>offered</b> 15:18	<b>operating</b> 48:14	<b>outcome</b> 52:19
<b>neighbor</b> 3:24	<b>num-</b> 29:1	<b>office</b> 9:4 22:23 29:6 32:18 36:8 49:3,15,25 52:7 60:16	<b>operation</b> 50:9 57:3	<b>outfall</b> 48:2
<b>neighbors</b> 51:14	<b>number</b> 15:2 16:22 17:7 29:2,18 31:18 34:14, 23 35:11 36:25 63:1	<b>offices</b> 32:15 48:8	<b>opinion</b> 5:15	<b>outward</b> 51:6
<b>network</b> 29:8			<b>opportunity</b> 15:21 16:4 54:5 65:15	<b>over- thousand-foot</b> 62:8
<b>newspaper</b> 5:7	<b>numbers</b> 3:12	<b>Ollenkamp[ phonetic</b> 18:12	<b>opposed</b> 13:3 57:12 59:17	<b>overreach</b> 37:12
<b>night</b> 11:3	<b>numerous</b> 32:5	<b>on-site</b> 62:25	<b>opposing</b> 9:10	<b>overview</b> 22:3
<b>no-action</b> 13:16		<b>one's</b> 6:13,15	<b>options</b> 12:13	<b>owned</b> 47:3
<b>nonmotorized</b> 62:15	<b>O</b>	<b>one-week</b> 10:3 11:15,25 13:5	<b>orally</b> 32:6	<b>owner</b> 57:12
<b>noon</b> 7:6	<b>oath</b> 4:15	<b>one-year</b> 32:9	<b>order</b> 6:25 10:4 15:18 27:6 55:6,18 59:19	<b>ownership</b> 23:3 47:12
<b>normal</b> 31:19	<b>object</b> 11:23 65:17	<b>ongoing</b> 48:17	<b>ordinance</b> 39:12	<b>P</b>
<b>normality</b> 30:6	<b>objection</b> 10:9,22 15:1 65:19	<b>onsite</b> 29:6	<b>ordinances</b> 4:20,21 27:8 44:20	<b>P-1</b> 20:15,17 65:10
<b>north</b> 21:7,11 49:9, 18,24 50:6 52:22 53:7,23 54:19 56:25	<b>obvious</b> 29:9	<b>opaque</b> 64:24	<b>orient</b> 51:7	<b>P-2</b> 66:10
<b>northern</b> 26:5 47:11 48:6 49:5 60:8	<b>occasions</b> 30:21 31:10, 19 32:6 43:19	<b>open</b> 50:22	<b>oriented</b> 50:20 51:6	<b>p.m.</b> 3:4,5 5:4 7:6 9:9
<b>Northwest</b> 64:15 66:19	<b>occupants</b> 40:20	<b>open-record</b> 6:24 8:1	<b>original</b> 13:20 37:18	<b>package</b> 54:7 65:2
<b>note</b> 7:16 37:19	<b>occupied</b> 11:5	<b>opening</b> 8:8	<b>originally</b> 46:23 55:21	<b>pain</b> 66:4
<b>notice</b> 17:9	<b>occur</b> 23:8 64:22	<b>operable</b> 35:23 64:2	<b>Otten</b>	<b>panel</b> 64:10,23
	<b>occurred</b> 32:14			



<b>panels</b> 63:17	<b>pay</b> 7:10	<b>Peter</b> 3:14	<b>places</b> 39:18	<b>point</b> 3:20 5:11 6:4 8:17 16:12 18:13 20:5,14 21:24 22:8,11, 16 24:10 30:9 31:11 36:5 41:1 46:23 50:25
<b>Paramount</b> 47:9	<b>PDS</b> 6:6 7:4 8:5,11, 12,14,15 9:1, 6,17,21,23 10:5 11:1,18 12:6 32:5,16 33:22	<b>Petrol-</b> 47:9	<b>plan</b> 8:6,8 22:9,13 23:12,13 24:1 25:2 27:17,20 40:10,24 41:6, 7,9 42:18 55:12 58:5 62:13 66:21	<b>pointed</b> 35:2 55:17 56:9
<b>park</b> 51:1	<b>PDS's</b> 8:18 10:3 11:7 12:18 32:15	<b>petroleum</b> 23:6 47:2,7,9 48:16 49:4,16, 23	<b>planned</b> 12:1,20,22 17:13 21:10	<b>points</b> 60:1
<b>Park&amp;ride</b> 35:21	<b>pedestrian</b> 51:2 58:18 61:21	<b>phase</b> 40:22 42:2 55:15,16,19, 21,23 56:5,6, 7,16,18,23	<b>planning</b> 9:4 25:21 26:17 27:8 28:4 51:17	<b>policies</b> 4:22
<b>parking</b> 34:21 35:7,8 51:24 53:18, 19 54:7,11,13, 18,25 55:1,2 56:22	<b>peer-review</b> 30:4,5	<b>phases</b> 63:2	<b>plans</b> 18:17 43:10 44:20 60:24	<b>popularity</b> 4:13
<b>part</b> 22:12 31:12 34:1,3 37:5 39:17 43:14 46:12 47:14, 18 48:18 50:11,15 51:15 52:18 55:16 56:7 58:1 59:16,24 60:22	<b>pending</b> 25:14	<b>phasing</b> 54:17 55:12 56:4	<b>plant</b> 49:19	<b>population</b> 22:17 45:25
<b>participating</b> 18:14	<b>penthouse</b> 52:9	<b>phone</b> 3:25	<b>planted</b> 61:19	<b>portion</b> 37:14 39:10 47:11,20,21, 22 48:3,5,8, 10,21,22,25 49:3,5,14,21 51:16,19 60:8, 20
<b>partner</b> 18:3	<b>people</b> 4:7 6:16,17 7:11 8:10 35:20 63:12	<b>phones</b> 3:16	<b>play</b> 4:11 18:21 24:3 25:17 46:12	<b>portions</b> 24:13 60:13 64:24
<b>party</b> 13:14 30:17	<b>pep</b> 4:9,11 7:20	<b>photograph</b> 47:17	<b>player</b> 27:14	<b>position</b> 17:9 24:19 25:15,20 31:12 34:6 36:14 39:4 41:15 44:17
<b>passenger- only</b> 42:15,19	<b>percent</b> 62:24 63:8	<b>pick</b> 19:3,15,17	<b>playground</b> 21:10 54:5	<b>positions</b> 36:4
<b>passengers</b> 42:23	<b>period</b> 30:14	<b>picture</b> 38:8	<b>plays</b> 23:23 28:22 47:18	<b>possibility</b> 39:7 59:1 63:17
<b>passions</b> 4:3	<b>Perkins</b> 19:10 46:10	<b>pier</b> 48:13,18 49:15 57:2 59:6 62:4,7,8, 12,19	<b>plaza</b> 51:22 52:10, 11 57:19,25	
<b>past</b> 8:8 9:23 21:7 53:9	<b>permanent</b> 52:1	<b>piling</b> 50:1	<b>pleasure</b> 62:15	
	<b>permit</b> 38:1 45:13	<b>piped</b> 48:1	<b>plenty</b> 31:6 45:17	
	<b>permits</b> 43:14	<b>place</b> 10:17 22:17 32:4 38:24 55:19 60:23		
	<b>person</b> 7:13			



<b>potential</b> 55:2	9:16	<b>processing</b> 26:25	<b>proposal</b> 4:21,22,25 5:2 23:12,13 58:7 60:10 62:14	<b>Puget</b> 23:3 59:13
<b>power</b> 56:13	<b>previously</b> 37:9 54:10	<b>product</b> 44:14		<b>Pull</b> 14:17
<b>pre-</b> 10:18	<b>primarily</b> 31:16 51:18	<b>production</b> 47:10 49:6,19	<b>proposals</b> 62:20	<b>pump</b> 48:15
<b>prehearing</b> 7:1 9:13 10:19 41:19 44:16	<b>primary</b> 15:14 31:15 47:21 58:14 59:25	<b>productive</b> 36:10	<b>propose</b> 11:24 16:18, 23	<b>purchased</b> 46:25
<b>prejudicial</b> 11:11	<b>prior</b> 31:3	<b>professionals</b> 46:12	<b>proposed</b> 4:15,16 24:8 29:16 58:5 59:24 62:1 63:9,22	<b>purpose</b> 4:14 57:9
<b>preliminary</b> 43:18	<b>prioritize</b> 59:21	<b>progress</b> 28:1,5 44:7 45:20,21		<b>purposes</b> 22:7 35:16 43:11
<b>prepared</b> 19:25 32:21 39:25	<b>private</b> 35:19 57:8,11	<b>project</b> 4:15,16,17,25 5:14,16,22 6:1,7,10,13, 15,16 7:2,5 12:18 17:2 18:4,11,17 21:6,25 26:8, 12,14 31:16, 19,22 32:4 33:25 34:4 35:5,23 38:14 39:10,23 40:5, 21 42:2 43:8 48:19 50:11, 13 59:24	<b>prosecuting</b> 32:17	<b>pursuing</b> 25:12
<b>prescheduled</b> 11:23	<b>privately</b> 35:18		<b>prosecutor's</b> 9:4	<b>purview</b> 37:25 41:7
<b>present</b> 11:6 12:1,7 13:14,24 16:4 18:3 38:23	<b>problem</b> 17:8 19:15 34:24		<b>proud</b> 4:1	<b>put</b> 38:24 46:11
<b>presentation</b> 8:13 12:19 15:23 18:1,18 19:25 46:2 65:5 66:16,22	<b>procedural</b> 65:8		<b>provide</b> 4:14 14:3 16:4 22:6 23:9 26:1 50:16 56:8,12 58:9 59:20 60:2 62:3,14 63:20	<hr/> <b>Q</b> <hr/>
<b>presentations</b> 17:18	<b>Procedurally</b> 16:21	<b>projects</b> 41:12	<b>provided</b> 24:6 35:1,16 37:10 53:4	<b>qualifies</b> 42:21
<b>presented</b> 10:6 11:15	<b>proceed</b> 6:11 12:17 17:13 28:6 29:21 66:24	<b>promise</b> 3:19	<b>providing</b> 59:17	<b>qualify</b> 35:2,6
<b>presents</b> 14:4	<b>proceeded</b> 29:22	<b>promised</b> 31:5	<b>public</b> 5:3,4,18 7:6,7, 21,24,25 11:16,17 12:19 17:20, 21,23 23:9 27:16,23 53:21 56:25 57:1 59:25 60:1 62:7	<b>quantities</b> 54:8
<b>preserve</b> 58:20	<b>proceeding</b> 3:22 4:8 6:14	<b>proof</b> 15:14		<b>quasi-judicial</b> 3:21 65:25
<b>preside</b> 3:15	<b>proceedings</b> 3:5	<b>properties</b> 47:14		<b>question</b> 5:13 33:7 43:1 66:18
<b>pretty</b> 60:19 66:20	<b>process</b> 25:10,12 27:16,22,25 28:19 31:24 32:3 40:25 43:11,15 44:9, 12 45:16,23	<b>property</b> 36:1 37:16,17 38:19		<b>questions</b> 7:10 36:18
<b>previous</b>				<b>quick</b> 31:5
				<b>quickly</b> 10:10
				<b>quiet</b>



3:23	<b>reading</b> 5:6	12:23 66:25	<b>refine</b> 32:3	<b>remedial</b> 43:10
<b>R</b>	<b>ready</b> 6:17 66:24	<b>recognized</b> 23:24	<b>reflect</b> 36:3 37:5	<b>remediated</b> 50:11
<b>rail</b> 23:5 35:22,24 42:20,23 63:11,13	<b>real</b> 10:10 26:9 47:13	<b>recommendati on</b> 9:25 11:7 14:4 33:17,21 34:14 36:2,3, 24 45:2	<b>regional</b> 64:16	<b>remediation</b> 23:7
<b>railings</b> 63:25	<b>reality</b> 8:6	<b>recommendati ons</b> 37:5	<b>regular</b> 29:7	<b>remember</b> 5:25 6:1 7:11 31:18
<b>railroad</b> 48:1	<b>realize</b> 39:1	<b>record</b> 8:20 9:3 18:21 19:6 40:14 41:12 46:22 66:7,14	<b>regulations</b> 5:14 44:2,20	<b>remind</b> 43:22
<b>raise</b> 9:6	<b>reason</b> 30:20,25 33:7, 9 58:15	<b>recording</b> 3:4	<b>reinforced</b> 35:25 60:14	<b>remove</b> 60:10,13
<b>raised</b> 9:17 55:6	<b>reasonable</b> 10:3 25:9 30:13 38:3 45:9,10,11	<b>recycled</b> 64:16	<b>reinforcement</b> 48:11	<b>rendition</b> 62:5,19
<b>rally</b> 4:9 7:20	<b>reasons</b> 16:23	<b>red</b> 58:4	<b>related</b> 57:15	<b>renew</b> 11:14
<b>ramp</b> 56:6	<b>rebut</b> 15:16,17	<b>redesign</b> 39:10 45:15	<b>relating</b> 28:14	<b>rental</b> 62:16
<b>ran</b> 4:3	<b>recall</b> 16:3	<b>redevelopment</b> 23:8	<b>relationship</b> 36:5 59:5	<b>repeat</b> 5:17
<b>range</b> 40:23	<b>receipt</b> 33:21	<b>reduce</b> 51:13 62:23 63:6	<b>relevant</b> 9:21 10:8,16 12:14 39:25	<b>repeated</b> 43:19
<b>rate</b> 29:12	<b>receive</b> 10:9	<b>reduced</b> 55:9	<b>rely</b> 40:9	<b>repeating</b> 59:14
<b>ratio</b> 24:4	<b>received</b> 31:10,13 43:18	<b>reduction</b> 35:7 63:5,8	<b>relying</b> 40:4	<b>rephrase</b> 42:1
<b>RC</b> 3:13	<b>recent</b> 32:14 36:24 45:1 54:6 55:14	<b>reeds</b> 61:18	<b>remain</b> 45:6	<b>replaced</b> 57:4
<b>re-</b> 12:3	<b>recently</b> 35:12 62:11	<b>referenced</b> 26:17	<b>remained</b> 37:2	<b>replied</b> 31:3
<b>reach</b> 40:21 60:15	<b>reception</b> 30:15	<b>referred</b> 59:9 66:13	<b>remaining</b> 10:7	<b>report</b> 14:3
<b>reached</b> 29:19	<b>recess</b>		<b>remains</b> 39:4 62:14	<b>representation</b> 20:7 32:14 64:17
<b>read</b> 5:5,8,9 8:2 25:6 34:3 40:3,4 44:15			<b>remand</b> 6:21	<b>representative s</b> 32:16
			<b>remanded</b> 6:10	



<b>represented</b> 32:5	<b>residential</b> 22:22 38:18 51:8 52:8 53:18,25 59:11 61:8,9	60:21	<b>ringed</b> 58:17	<b>rough</b> 48:22
<b>representing</b> 9:4		<b>restored</b> 61:1	<b>ringing</b> 58:17	<b>roughly</b> 48:6,9 63:7
<b>represents</b> 64:15	<b>residents</b> 4:2 58:20 59:21 63:13 64:4	<b>result</b> 9:19,25 27:10 60:22	<b>rings</b> 53:5	<b>roundabout</b> 53:11
<b>reproduce</b> 34:9		<b>resume</b> 11:19 12:3,5 14:5	<b>ringtones</b> 3:18	<b>rounds</b> 44:13
<b>request</b> 8:18 9:6 10:3 11:14 14:22 34:1 39:2,9 40:10 65:3	<b>resolution</b> 41:20	<b>retail</b> 22:24 29:6 53:17	<b>riprap</b> 48:7 50:6 60:9,11	<b>route</b> 39:24 63:13
<b>requested</b> 15:11	<b>resolved</b> 9:17 25:25 27:1,11 36:11 45:13	<b>return</b> 36:18	<b>rises</b> 51:24	<b>Royal</b> 46:25
<b>requests</b> 57:22	<b>resolving</b> 27:13	<b>reuse</b> 62:22	<b>risk</b> 29:20 48:3 55:3,9	<b>running</b> 38:10,13
<b>require</b> 24:13 25:2 38:18 55:23	<b>respectful</b> 4:2,6	<b>review</b> 4:20 7:5 8:15 10:5 11:2 16:6 22:4 29:24 43:7 44:11,14 45:9	<b>risks</b> 60:6	<b>runs</b> 37:13
<b>required</b> 32:22 42:14 50:15 58:3	<b>respond</b> 31:7,14 32:23 34:7 44:3 56:2 65:3	<b>reviewed</b> 25:16 43:19	<b>road</b> 29:8 37:13 38:9,12 51:21, 24 53:7 56:6, 15 57:8,17 61:23	<b>Ryan</b> 25:7 31:17 32:8 36:9 52:20
<b>requirement</b> 8:9 24:17 39:5,12 42:21 54:13	<b>responded</b> 10:22	<b>reviewing</b> 9:21,23	<b>road-design</b> 57:8	<hr/> <b>S</b> <hr/>
<b>requirements</b> 4:17 36:7 46:18 55:18 56:16	<b>response</b> 10:2,14 22:3 34:12 39:14 41:3 52:4 56:3	<b>reviews</b> 31:21	<b>roads</b> 27:18 52:17, 21 57:11 61:22	<b>s-</b> 13:24 36:23 47:5
<b>requires</b> 25:2,5	<b>responses</b> 30:22 37:11 41:11	<b>revised</b> 9:23,24 31:4 33:13	<b>rocky</b> 66:20	<b>safe</b> 54:5
<b>reschedule</b> 15:9	<b>responsible</b> 30:18	<b>revisions</b> 10:20	<b>role</b> 23:24 25:16 28:23 47:5	<b>salt</b> 46:23
<b>rescheduling</b> 17:8	<b>responsive</b> 30:15 33:19	<b>rich</b> 46:24	<b>Romain</b> 18:10	<b>sand</b> 66:19
<b>resent</b> 8:12	<b>rest</b> 7:2 25:23	<b>Richmond</b> 41:5,14 51:18, 22 58:12	<b>roof</b> 63:18	<b>sand-</b> 42:7
<b>resident</b> 58:11	<b>restoration</b> 60:24	<b>right-side</b> 49:19	<b>roofs</b> 63:18	<b>satisfied</b> 22:12 45:24, 25
	<b>restore</b>			<b>satisfies</b> 40:7 42:20
				<b>satisfy</b> 27:21



<b>sc-</b> 13:7	20:18 21:1 22:1 32:21 36:9 46:2,5,6, 9	<b>sets</b> 50:12	37:18 60:25 61:20	6,18 24:7 25:2 29:12 35:20 37:14 39:3 40:20 41:2 42:19 43:3,12 46:21,22,23 47:2,4,8,10, 12,15,19,25 48:2,4,10,16, 21,24 49:18, 21,24 50:3,5 51:12,17,18, 19 53:6,9,20 55:5,6 57:10 58:19,21 59:1, 18,22 60:18, 21 61:16 62:22 63:6
<b>scaled</b> 63:1	<b>senior</b> 34:25 35:2,3,5	<b>sh-</b> 49:14	<b>showed</b> 32:24	<b>sits</b> 50:1
<b>scenery</b> 50:21	<b>sense</b> 37:22 38:21	<b>shading</b> 64:1	<b>showing</b> 18:17 32:21 59:5	<b>sitting</b> 36:17
<b>schedule</b> 6:24 7:4 8:3, 11 13:20 15:5 16:24 17:7	<b>SEPA</b> 40:25 43:7,11, 15	<b>shallow</b> 61:10	<b>shows</b> 34:12 49:9	<b>situation</b> 35:13 50:10
<b>scheduled</b> 8:14 10:13 11:20 13:25 15:3	<b>sequence</b> 25:21 32:22	<b>share</b> 19:12,24 22:14 66:3	<b>shuttle</b> 63:12	<b>slight</b> 20:1
<b>scheduling</b> 6:25 12:2 17:5	<b>series</b> 50:14	<b>shared-access</b> 61:23	<b>side</b> 21:3,5 47:23 49:24 51:20 52:24 53:9,19 58:21 59:12 64:12	<b>slightly</b> 64:21
<b>screen</b> 47:16 55:11	<b>serve</b> 57:9 59:13	<b>sharing</b> 20:5	<b>sides</b> 36:7	<b>slope</b> 39:20 61:8
<b>screens</b> 63:25 64:2,7, 20	<b>served</b> 42:14 48:23 54:18	<b>sheet</b> 50:1	<b>sidewalk</b> 61:22	<b>SM</b> 3:12
<b>sea</b> 48:9,12 50:1, 5,7 51:6,8 60:16	<b>serves</b> 47:21 55:4	<b>sheets</b> 7:8	<b>sign-up</b> 7:8	<b>small</b> 62:16
<b>secondary</b> 24:14 56:15	<b>service</b> 4:5 26:1 35:19 40:24 42:1,8 52:2 53:1 56:20 63:12, 14	<b>Shell</b> 47:1	<b>significance</b> 43:6,17	<b>Snohomish</b> 4:1 22:16 23:20 37:15 38:15
<b>section</b> 39:18,21 48:6	<b>service-access</b> 52:17	<b>shops</b> 52:6	<b>significant</b> 10:12 23:24 25:10 38:19 39:5 61:2,14 63:14	<b>softening</b> 34:6
<b>sections</b> 48:6	<b>services</b> 9:5	<b>shore</b> 51:11	<b>significantly</b> 55:9 61:1	<b>solar</b> 63:17 64:4
<b>security</b> 52:3	<b>session</b> 17:21	<b>short</b> 7:9 17:8 32:1 42:9	<b>similar</b> 60:18	
<b>seeks</b> 25:14	<b>set</b> 3:17 36:8,16 58:16 60:12	<b>shortage</b> 34:21	<b>single</b> 9:16 23:3	
<b>selective</b> 37:5	<b>setback</b> 38:5 39:4	<b>shortly</b> 26:19 48:20	<b>single- elevation</b> 59:17	
<b>Seng</b> 18:4,5,10,16, 20,24 19:7,9, 12,20,22	<b>setbacks</b> 38:19 58:3	<b>show</b>	<b>site</b> 21:4,6 23:2,4,	



<b>sole</b> 58:10,13	46:19 55:3	58:16	<b>stonewalled</b> 30:3	<b>submit</b> 32:20 33:12, 25
<b>solicited</b> 40:25	<b>speaking</b> 46:15 65:18 66:12	<b>stares</b> 36:18	<b>stop</b> 26:24 40:20 44:9	<b>submittal</b> 9:16 32:1 36:21 52:16 54:7
<b>solid</b> 64:10	<b>specific</b> 41:12	<b>start</b> 5:4 13:15 17:2,25 18:16 22:7	<b>stopped</b> 36:15	<b>submittals</b> 9:20 11:2 31:21
<b>solution</b> 16:19 24:23 35:4	<b>specifically</b> 8:12 33:6 42:15 43:7	<b>started</b> 26:19 40:2 43:4	<b>storage</b> 47:2,6,7 48:14,16 49:4, 16,23 62:22	<b>submitted</b> 9:8 11:3 20:3, 9 22:19 31:25 33:14,19 40:25 54:10 55:13 57:6 60:25
<b>solutions</b> 16:18	<b>spend</b> 66:21	<b>starting</b> 12:24 46:21	<b>stories</b> 42:6 53:16 54:22	<b>submitting</b> 11:13 16:14 57:20
<b>solve</b> 25:22	<b>spent</b> 17:3	<b>State</b> 63:13	<b>story</b> 22:7	<b>substantial</b> 6:8,20 9:18 10:7,20 12:12 15:2,8 34:16 42:4 44:7,18, 19,22 45:7,21 60:13
<b>sort</b> 10:16 62:18	<b>spoke</b> 7:13	<b>statement</b> 23:11 43:16, 18,21	<b>strategies</b> 63:5	<b>substantially</b> 9:22,24 34:15
<b>sorted</b> 11:15	<b>sporting</b> 4:9	<b>statements</b> 8:8	<b>street</b> 61:25	<b>substantive</b> 9:8 10:6
<b>Sound</b> 23:3,5 26:1,4 35:25 40:12, 15,23 41:16, 21 42:8 59:14	<b>square</b> 22:23 24:5,7, 8,10 47:13 50:15	<b>states</b> 43:7	<b>strict</b> 13:3	<b>suffice</b> 24:20
<b>south</b> 21:5,6 51:10, 14 52:24 53:11,12,19 56:10 58:21 59:12 63:15	<b>St</b> 18:10	<b>station</b> 26:2 35:22,24 36:1 39:24 40:14,16 41:2, 5,17,22 42:1, 20 55:15,18, 22 56:15	<b>strike</b> 13:14	<b>sufficiency</b> 26:16
<b>southern</b> 48:10,22,25 49:21 51:16, 19 56:5	<b>staff</b> 11:5,7 12:6 14:1,4 32:16	<b>stay</b> 15:19,20 16:24 29:2	<b>structure</b> 49:4	<b>sufficient</b> 45:11
<b>Southwest</b> 22:15	<b>stage</b> 50:12 56:17	<b>stay-</b> 18:22	<b>structures</b> 49:1,10,18	<b>suggested</b> 63:24
<b>space</b> 22:23 34:9 50:22	<b>stan-</b> 9:22 42:4	<b>step</b> 59:10	<b>studies</b> 37:23	<b>suggesting</b> 12:16 39:2
<b>spaces</b> 34:21 51:1	<b>stand</b> 18:22	<b>Steve</b> 18:11	<b>study</b> 28:12	
<b>speak</b> 7:7 8:20 21:18	<b>standard</b> 20:22 32:2 44:13 45:8	<b>stick</b> 13:19	<b>subissues</b> 37:1	
	<b>standards</b> 24:3 57:8	<b>stone</b> 64:11	<b>subject</b> 6:25	
	<b>standing</b> 50:5		<b>submission</b> 31:4	
	<b>standpoint</b>		<b>submissions</b> 5:8 8:12,16	





<b>sult-</b> 28:7	<b>survives</b> 8:6,8	<b>team</b> 46:12,17	26:6 29:6,25 35:11,13 36:12 37:24 44:2 65:24 66:13	<b>title</b> 28:12
<b>summarized</b> 7:14	<b>sustainable</b> 62:21	<b>technical</b> 46:18		<b>today</b> 3:8 5:19 7:1 11:4 39:15
<b>summer</b> 19:25	<b>swear</b> 17:19,20 18:20	<b>technically</b> 38:17	<b>think's</b> 16:19	<b>today's</b> 3:15
<b>Superior</b> 26:23	<b>sworn</b> 17:23 18:24	<b>temporary</b> 56:6	<b>thinks</b> 6:4 10:3	<b>told</b> 26:7 27:19 32:2 33:1 40:13,19
<b>supervised</b> 4:4	<b>system</b> 63:1	<b>tens</b> 17:3	<b>thirdly</b> 11:1	
<b>supplement</b> 35:12,14 42:18	<hr/> <b>T</b> <hr/>	<b>Tequila</b> 4:12	<b>thought</b> 23:17 28:16 29:21 33:17 37:7,10,24	<b>tomorrow</b> 5:4,17 7:4 11:4 12:19,20 66:23,25
<b>supplemental</b> 33:16,21 34:14 35:9,10 36:3	<b>table</b> 36:17	<b>term</b> 63:2	<b>thousand</b> 5:12 40:20	<b>tons</b> 63:7
<b>supplies</b> 62:18	<b>takes</b> 12:9 25:24 31:20	<b>terminal</b> 51:23	<b>thousands</b> 17:4	<b>top</b> 38:23 49:9 52:8
<b>support</b> 29:6	<b>taking</b> 60:23	<b>terminated</b> 25:15 42:11	<b>tideland</b> 61:19	<b>topography</b> 47:18 49:8 60:18
<b>supporting</b> 22:20	<b>talk</b> 8:17 22:1	<b>terminus</b> 52:13 61:25	<b>tied</b> 29:15	<b>total</b> 53:25
<b>supports</b> 44:17	<b>talked</b> 32:9 36:9 40:12 45:8	<b>terms</b> 10:8 21:6	<b>ties</b> 53:6	<b>totally</b> 30:18,20
<b>supposed</b> 44:12	<b>talking</b> 29:25	<b>terra</b> 64:9,23	<b>tile</b> 65:1	<b>tower</b> 64:23,25
<b>supposedly</b> 34:21	<b>tall</b> 38:5 39:19 41:18 42:6	<b>tertiary</b> 63:3	<b>time</b> 8:20 10:24 12:9 14:3 17:22 21:21 25:16 26:9,14 27:5 30:10,14 31:6,14 32:2, 13 33:2 36:23 44:3 45:16 47:13 57:5 66:22	<b>towers</b> 21:10 51:12 52:5 53:13 54:1,21,23 59:12
<b>Supreme</b> 27:2	<b>taller</b> 64:7	<b>testify</b> 15:3		<b>towers'</b> 51:7 61:9
<b>surface</b> 46:16	<b>tanks</b> 47:7 48:16 49:5,16,23	<b>testimony</b> 8:4,13 12:6 15:17,22 17:19 44:5 57:14 66:14		<b>town</b> 37:16 38:7 50:17
<b>surplus</b> 24:9 35:8	<b>target</b> 24:21 33:1	<b>there'd</b> 36:19	<b>timely</b> 31:14 32:23	<b>tracks</b> 21:4 26:6 48:1
<b>surprise</b> 16:8	<b>taxis</b> 42:15	<b>thing</b> 7:12 25:22 44:6	<b>timing</b> 32:21	
<b>surveys</b> 46:22 60:19		<b>things</b> 17:12 25:25		





49:20 51:5,20	<b>trip</b> 30:2 34:25 35:15	<b>under-</b> 48:25	<b>upfront</b> 28:11	<b>variation</b> 64:3
<b>tradeoff</b> 61:3		<b>understand</b> 6:9,13 12:16 16:7 49:8	<b>upper</b> 21:3 47:19,20, 24 49:22 51:14 52:10 56:18 57:19 60:24 61:4	<b>varied</b> 59:19
<b>traffic</b> 23:15,21 25:21,22 27:12,15 28:23 30:13 50:24	<b>trips</b> 24:15,16 29:2, 7,18	<b>understanding</b> 6:6 29:1 46:16,17		<b>varies</b> 17:6
	<b>trophy</b> 19:23		<b>upper-bench</b> 51:25	<b>Vasquez</b> 14:8,12,15,19, 21 17:25 18:2, 9 65:8,12,15, 17,21 66:1,9, 15
<b>train</b> 21:4 49:20 51:5	<b>troun-</b> 42:7	<b>undertaken</b> 28:17	<b>upset</b> 4:7	
<b>transferred</b> 47:12	<b>truck</b> 53:4	<b>underway</b> 43:5	<b>urban</b> 22:8,10,11,20, 21 24:2,12 26:18 27:8 51:22 52:10 57:19,25	<b>vehi-</b> 53:4
<b>transit</b> 23:5 26:1,4 36:1 40:12,15, 23 41:16,21 42:8,14,16,22 55:18 56:14, 21 63:10,14	<b>true</b> 23:5 34:22,23	<b>undeveloped</b> 49:1	<b>urban-design</b> 58:16	<b>vehicle</b> 42:17,22 53:4
	<b>tucked</b> 38:24	<b>unfairness</b> 16:8	<b>usage</b> 26:5	<b>vehicles</b> 50:25 58:11, 12
	<b>turn</b> 3:16 8:19 9:1 19:16 20:19	<b>uniformly</b> 33:9	<b>utilities</b> 56:13	<b>vehicular</b> 50:24 58:18
<b>transitions</b> 61:18	<b>turnabout</b> 52:14	<b>unincorporate d</b> 23:20 38:15	<b>utility</b> 30:6	<b>verbal</b> 5:3,4 7:24
<b>transparent</b> 64:1	<b>turnaround</b> 31:5	<b>unintelligible</b> 3:9 14:13,16 20:20 21:16 38:11 65:16 66:5,8	<b>utterly</b> 5:16	<b>verbally</b> 29:22
<b>Transpo</b> 30:6,8	<b>turned</b> 27:11 33:4	<b>unique</b> 29:12 57:11		<b>vertical</b> 49:18 64:21
<b>transportation</b> 28:10,14 63:9	<b>Tuttle</b> 14:9	<b>unit</b> 34:25 35:2,3,5 54:8	<b>V</b>	<b>viable</b> 60:5
<b>travel</b> 50:25	<b>twenty</b> 53:25	<b>units</b> 22:22 29:5 39:11 51:8,9 63:1,21	<b>val-</b> 58:11	<b>vibrate</b> 3:17
<b>treatment</b> 63:3	<b>two-thirds</b> 23:3	<b>unreasonable</b> 36:4	<b>var-</b> 59:7	<b>video</b> 18:17,22 20:1, 24 21:12 46:7
<b>trees</b> 61:25	<b>typical</b> 31:23	<b>unresolvable</b> 44:22,23	<b>variance</b> 40:11 54:10 57:23 58:1 59:15	<b>view</b> 21:2 38:25 40:2 49:9,14 50:2 51:13 61:5 63:15
<b>trestle</b> 47:22 49:20	<b>typology</b> 63:24 64:6,19	<b>updated</b> 55:12	<b>variances</b> 57:6,20	
<b>trestles</b> 57:3	<b>U</b>			<b>views</b> 32:2 58:20
<b>trial</b> 8:8	<b>unanimous</b> 23:1			



59:21 <b>views'</b> 51:8 <b>village</b> 21:6,7,9,11 27:9 51:1 52:5,21,22,24 53:11,12,17, 23,24 54:9,11, 18,20 56:5,10, 24,25 59:15 63:15 <b>villages</b> 50:14,16,19, 23 52:18 53:1 54:13,17,24 63:20 <b>violating</b> 39:4 <b>visual</b> 20:7 59:20 <b>VOICE</b> 66:11 <b>volume</b> 7:11 <hr/> <b>W</b> <hr/> <b>wall</b> 48:9,12 50:1 60:16 <b>wan-</b> 36:12 <b>warning</b> 32:9 <b>WASHINGTON</b> 3:1 <b>waste</b> 63:3 <b>waste-</b> <b>collection</b> 52:2 56:19	<b>wasted</b> 10:16 <b>wasting</b> 26:9 <b>water</b> 42:15 47:23 49:11,25 59:5 62:2,22,23 <b>water's</b> 49:24 <b>water-</b> <b>dependent</b> 62:10,17 <b>waterline</b> 61:18 <b>wave</b> 4:11 <b>ways</b> 41:23 42:9 <b>week</b> 8:3,14,15 11:1 12:1,5,24 13:14,25 14:1, 6 15:3,6 17:12,19 22:5 33:20 34:13 44:5 <b>Weekend</b> 13:15 <b>Wells</b> 18:13 22:8,11, 16 41:1 46:23 <b>west</b> 48:14 49:4 50:3 51:10 <b>western</b> 48:8 53:9 <b>westward</b> 55:8 <b>wetland</b> 48:2	<b>wh-</b> 26:19 <b>what-</b> 14:6 <b>whoops</b> 38:14 <b>wildlife</b> 61:2 <b>wind-and-wave</b> 60:3 <b>windows</b> 20:22 64:2 <b>wisdom</b> 22:15 <b>wishing</b> 7:7 <b>withdrawn</b> 54:12 <b>witnesses</b> 8:4,14 10:13, 16 11:18 12:1, 4,7,21,25 15:9,23,24 17:5,7,19 <b>wood</b> 63:25 64:2,7, 15,20 <b>wooded</b> 61:16 <b>woodland</b> 53:6 <b>Woodway</b> 37:16,21 38:1, 2,7,14,18 <b>work</b> 6:7,11,21 11:16 31:18 33:25 44:12 47:4 56:10 60:23 64:21 <b>workable</b>	35:13 <b>worked</b> 26:7 <b>working</b> 34:4 36:5 45:19 <b>works</b> 5:1 <b>worrying</b> 29:16 <b>wound</b> 27:1,6 <b>writing</b> 32:6 <b>written</b> 7:25 10:9 11:21 40:15 57:21 <hr/> <b>Y</b> <hr/> <b>year</b> 30:7 <b>years</b> 4:4 23:7 25:11,13 27:4, 9 28:20 40:24 <b>yellow</b> 58:1 <b>yesterday</b> 9:7,9 11:3 14:22 33:19 34:17 44:16 45:3 55:13 <b>yesterday's</b> 37:3 <hr/> <b>Z</b> <hr/> <b>zones</b> 38:6 50:17	<b>zoning</b> 38:18
--	--	--	---	------------------------

